

PB# 82-15

Husted-Townsend Trailers

Townsend Trailers
Husted

82-15

approved 10/12/83
 filed with Town Clerk
 11/17/83

(waited for
 bal. of \$75.00
 sh.)

General Receipt

4935

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, N. Y. 12550

Received of

Planning Board Townsend & Raikers July 15 1982 \$ 25.00

= Twenty Five =

DOLLARS

For

82-15 Application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
File 82-15		25.00
check to [unclear]		

By

Pauline J. Townsend
 Town Clerk (JVV)

General Receipt

5049

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, N. Y. 12550

Received of

Husted & Townsend Dec. 22 1982 \$ 25.00

= Twenty Five and 00/100 =

DOLLARS

For

Public Hearing 12/8/82

DISTRIBUTION

FUND	CODE	AMOUNT
25.00 check		

By

Pauline J. Townsend C.C.
 Town Clerk

General Receipt

5484

TOWN OF NEW WINDSOR

555 Union Avenue

General Receipt

4935

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of Planning Board Townsend Raiders July 15 1982 \$ 25.00

= Twenty Five = DOLLARS

For 82-15 Application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>File 82-15</u>		<u>25.00</u>
<u>check to 82-15</u>		

By Pauline J. Townsend
Town Clerk (g.v.)

General Receipt

5049

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of Husted & Townsend Dec. 22 1982 \$ 25.00

Twenty Five and 00/100 DOLLARS

For Public Hearing 12/8/82

DISTRIBUTION

FUND	CODE	AMOUNT
<u>25.00 check</u>		

By Pauline J. Townsend E.C.
Town Clerk

General Receipt

5484

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of Husted & Townsend Nov. 17 1983 \$ 75.00

Seventy Five and 00/100 DOLLARS

For ~~Site Plan Fee~~ - 82-15

DISTRIBUTION

FUND	CODE	AMOUNT
<u>\$ 75.00 Check</u>		
<u># 912</u>		

By Pauline J. Townsend E.C.
Town Clerk
Title

Memo FROM:

Paul V. Cuomo, P.E .

TOWN OF NEW WINDSOR

865 UNION AVENUE

NEW WINDSOR, NEW YORK 12553

*Planning Board
received 10/4/82
SBH*

TO:

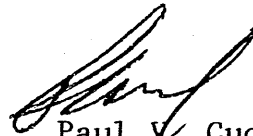
Mr. H. VanLeeuwen
Chairman
Planning Board

DATE: October 4, 1982

SUBJECT: Riley Road Trailer Park

-----SOLD HERE-----

Please do not give approval to Riley Road Trailer Park
until promised drainage pipe is put in.



Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

by _____

Lawrence Davis 10/13/82

JAMES HUSTED
DWIGHT TOWNSEND

880

14 FENMORE DRIVE 914-297-5349
WAPPINGERS FALLS, N.Y. 12590

10/12 1983 50-174
219

PAY TO THE
ORDER OF

TOWN OF NEW WINDSOR

\$5000 ^{XY}/₁₀₀

FIVE THOUSAND ^{XY}/₁₀₀

DOLLARS

385 BROADWAY OFFICE

Highland National Bank
OF NEWBURGH
NEWBURGH, N. Y. 12550

MEMO

Siteplan 82-15

[Signature]

⑆021901748⑆ ⑈001 9533 2⑈01

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 19 August 1982
SUBJECT: Husted-Townsend Mobile Home Park Expansion

The Bureau is still concerned about having an adequate water supply in mobile home parks. They would like to recommend a storage tank water supply for fire fighting with a minimum of 5,000 gallons, with one (1) standard fire department connection.

The Bureau would also like to recommend that an 8 inch water line be installed. Eventually town water will go to this area and it would only be a matter of connecting to the main and adding the hydrants.

In addition I found the following items in violation of the Mobile Home Law.

Section 27A-21 Off-street parking.

No parking on streets permitted. Site plan calls for one (1) side parking.

Section 27A-36 Power distribution lines.

Main and secondary power lines shall be located underground. Electrical distribution lines are not shown on the site plan, however I believe the developer should be advised that these lines are to run underground.

Respectfully,



Robert F. Rodgers

Memo FROM: OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
583 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

John Petro, Supervisor

and

Town Board Members

DATE: March 3, 1983

SUBJECT: HUSTED & TOWNSEND MOBILE HOME RECREATION FEES

—FOLD HERE—

The Planning Board has been asked by Husted & Townsend Mobile Homes for a delay in paying Recreation fees of \$250.00 per mobile home site until they are ready for a Building Permit.

The Planning Boards recommendation to the Town Board would be no delay in payment.

Very truly yours,

Henry Van Leeuwen
HENRY VAN LEEUWEN
Chairman

HVL/s

by _____

Received
12/8/82

HUSTED AND TOWNSEND
MOBILE HOME PARK RULES

- 1) All residents must register with the owners or management upon entering the park. Management reserves the right to disapprove applicants based on character or credit references.
- 2) Rent must be paid in advance, on or before the first of each month. A \$10.00 late fee will be charged for rent paid after the 15th of the month. One full months security is to be paid before entering the park.
- 3) All residents must notify the owners in writing 30 days in advance of leaving the park. If a home is removed from the park it must be done between the hours of 8:00 a.m. and 5:00 p.m., exclusive of Saturdays, Sundays and legal holidays. Security rent may not be used as the final months rent. It will be returned with interest within 30 days of leaving the park, provided there are not outstanding obligations to the park.
- 4) Mobile homes may not be rented, loaned or used by anyone other than the original applicants.
- 5) Mobile homeowners are not permitted to sell their mobile homes on our sites unless the prospective tenant is approved in writing by the management.
- 6) "For Sale" signs or any other type of signs are not permitted.
- 7) Any lot improvement, landscaping, storage sheds, alterations, awnings etc., must be approved by the management in writing before the project is commenced.
- 8) Absolutely no unsightly items are to be stored outside the mobile homes. These items must be stored in approved storage sheds.
- 9) Outside patio furniture must be of good quality and be maintained.
- 10) Do NOT dig, drive stakes or post without written permission from the management. We must determine if there are any underground utilities. Any damages caused by failure to do this will be charged to the resident.
- 11) Mobile home sites must be kept clean, and lawns and shrubbery must be trimmed. Lawns must be mowed one time per week during the growing season, and leaves must be raked. In the event of carelessness or neglect the management reserves the right to have the work done and charge the resident.

- 12) Garbage must be wrapped and placed in covered receptacles where designated or at the rear of the mobile home. Cans will be placed at curbside or where designated on regular garbage collection days. All empty cans must be returned to their storage place by nightfall.
- 13) Fences and outside antennas are prohibited
- 14) Nothing shall be burned on the lot. Brush or leaves should be placed in the designated areas.
- 15) All fuel and propane tanks will be located at the rear of the home.
- 16) Only umbrella type clothes lines will be allowed. These must be placed at the rear of the mobile home or where designated.
- 17) Snow removal in his parking area and driveway is the responsibility of the resident.
- 18) Residents are responsible for keeping their sewer lines clear between their home and ground connections. Do not flush paper towels, disposable diapers or liners, sanitary napkins etc. Any repairs due to such articles will be charged to the resident. Coffee grounds, grease and food particles should not be flushed down drains.
- 19) No resident shall tamper with meter boxes or other electrical equipment or water or sewer connections. Any utility repairs from our outlets to and including the resident's home are the responsibility of the resident. All sewer, water and electrical and television connections must be approved. Proper placement of a mobile home on a site must be in accordance with the instructions of the management.
- 20) Electrical heat tapes to protect the above ground water lines must be installed and operative by October 15 and left on until April 30.
- 21) No dogs are allowed to be kept in the park. Residents who had dogs prior to issuance of rules will be allowed to keep them, provided they are quiet and well behaved. No other pets are allowed unless written permission is obtained from the management.
- 22) All fuel deliveries will be made by designated park distributors.
- 23) All garden hoses must have automatic shut-off nozzle. Please do not waste water.
- 24) Trees are not to be climbed or cut or swings hung from them.

- 25) Occupancy per mobile home unit is limited to four persons.
- 26) All park facilities are for residents and their guests only.
- 27) No commercial enterprises, peddling or soliciting is permitted on the premises without managements written consent.
- 28) No excessive noise is permitted from parties, radios, stereos or television sets.
- 29) A 10 m.p.h. speed limit must be observed at all times.
- 30) No firearms, B.B. guns or bow and arrows shall be used in the park.
- 31) AUTOMOBILES A) No more than two licensed operating vehicles are permitted per lot. B) No unlicensed person may drive in the park. Vehicles lacking current licenses or registrations are not to be kept in the park. C) Snowmobiles or motorcycles are not to be operated within park limits. D) Minor auto repairs may be done at your space provided the vehicle is operable by evening. E) No campers, utility trailers or boats are to be kept in the park. F) No commercial vehicles other than light pickup trucks are allowed to be kept in the park.
- 32) All parents are morally and financially responsible for the action of their children. Children must be kept out of other mobile home spaces. Destructive practices of some children to trees and other property in the park will not be tolerated. Stone throwing is not allowed any place in the park. Children are not allowed in the adjoining property. This is PRIVATE PROPERTY, not belonging to the park. Parents will be held liable for any damage to these properties caused by their children. Children are not permitted to use water hoses and engage in wasteful use of water. Swimming pools of any kind are not permitted.
- 33) Management reserves the right of access onto lots for the purpose of maintaining utilities and lots.
- 34) All bills for maintenance and repair are to be paid within 30 days of the date of such billing.
- 35) The management is not responsible for damage, injury or loss by accident, fire or theft to the residents property. This will be considered full notification that you are using property and/or equipment at your own risk. Residents will be held liable for any damages caused by them or their guest or pets and residents assume all such responsibility.

- 36) Any violation of park rules that is not correct in 10 days may result in eviction. A resident will be given 30 days to leave upon notification of eviction.
- 37) All complaints must be submitted in writing and signed by complainant to the management.

February 2, 1983

Dwight Townsend
14 Fenmore Drive
Wappingers Falls, New York 12590

PLANNING BOARD

received 2/8/83 sh

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

RE: Husted & Townsend
Mobile Home Park
Expansion

Attention: Mr. Henry Van Leeuwen, Chairman

Gentlemen:

We are respectfully requesting that the \$250.00 recreation fee, per mobile home site, be paid at the time each building permit is granted. To pay the entire fee at this time would place a financial hardship on us.

Thank you for your consideration.

Very truly yours,



Dwight Townsend

*Planning Bd -
1/14/83 sh*

DUGGAN, CROTTY & DUNN
ATTORNEYS AT LAW

STEPHEN P. DUGGAN III
PHILIP A. CROTTY
BRUCE C. DUNN, SR.

R.D. #2
TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12550
(914) 562-6500

January 10, 1983

~~Alfred F. Cavalari, Esq.
P. O. Box 276
Vails Gate, New York 12584~~

RE: HUSTED AND TOWNSEND TO TOWN OF NEW WINDSOR

Dear Al:

The proposed deed which you sent me on January 4, 1983 appears in order. It conveys your clients interest in the Town's roadbed on Riley Road.

Please send the deed with a check for recording to the office of the Town Attorney, 555 Union Avenue, New Windsor.

The deed will have to be placed on the Town Board Agenda for acceptance.

Thank you for your cooperation.

Very truly yours,

DUGGAN, CROTTY & DUNN, P.C.

Philip A. Crotty
BY: PHILIP A. CROTTY *emk*

PAC:tle

cc: Office of New Windsor Town Attorney

cc: Shirley Hassdenteufel-Planning Board Secretary

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x
In the Matter of the Application of

DWIGHT TOWNSEND

DECISION GRANTING
SPECIAL PERMIT

82-2.
-----x

WHEREAS, DWIGHT TOWNSEND of 14 Fenmore
Drive, Wappingers Falls, New York,
has made application for a special permit for the purposes of:
extension of his non-conforming mobile home park under Section 48-24
to twenty-six (26) units, said lot located in a(n) R-4A zone

WHEREAS, a public hearing was held on the 22nd day of
March, 1982 at the Town Hall, 555 Union Avenue, New Windsor, N.Y.
and

WHEREAS, the applicant was represented by: himself
_____; and

WHEREAS, the application was opposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to resider
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows that: Applicant intends to expand
a pre-existing mobile home park more than 30% of area;

3. The evidence shows that: Applicant intends to expand his mobile home park from 5 sites to 26 sites over a period of five (5) years

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The proposal as presented will not cause any substantial change in the neighborhood; nor will be detrimental thereto.

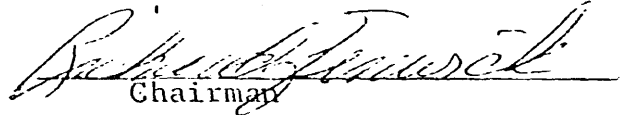
2. The proposal as presented will not endanger the safe health, comfort and convenience of nearby residents; nor will the proposed use be hazardous in any way.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a special permit as requested by the applicant(s) herein. subject to provisions of the Mobile Home Law, Chapter 27 and s. plan approval by Planning Board, subject to restrictions: (*)
BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant's attorney, if any.

Dated: May 17, 1982.


Chairman

*Restrictions attached hereto:

- (1) trees and screening be provided along Riley Road buffer zone;
- (2) speed limit be posted;
- (3) parking be allowed on the lots only;
- (4) that there be a resident manager on premises;
- (5) that the black and yellow mobile home in front be removed;
- (6) No rental units;
- (7) that there be a limit of four (4) residents per unit.
- (8) all additional mobile home units are to be new.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Nov. 29, 1982

Mr. James C Husted
Mr. Dwight M. Townsend
14 Fenmore Drive
Wappingers Falls, N.Y.

Re: 65-1-47

Dear Mr. Townsend :

According to my records, the attached list of property owners about the above mentioned property.

The charge for this service is \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

PAULA SARVIS
ASSESSOR
Town of New Windsor

462-6292



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK


- ✓ Offin Sylvia &
Abramson Susan &
Jeffrey A Loeb
633 Third Ave.
New York NY 10017
- ✓ Linder Samuel
161 Hillside Ave.
Cresskill NJ 07626
- ✓ Lovett John E & Claretta
RD2, Riley Road
New Windsor NY 12550
- ✓ Taube Bertil & Mary A
RD2 Riley Road Box 254
New Windsor NY 12550
- ✓ Wygant Charles K & Catherine
RD2 Riley Road
New Windsor NY 12550
- ✓ West Joseph & Dolores
Apt. 51
1003 St Nicholas Ave
New York NNY 10032
- ✓ Reed Harvey & Ruby E
PO Box 541
Newburgh NY 12550
- ✓ Scheible Frederick
PO Box 384
Vails Gate NY 12584
- ✓ Mandato Frank A & Barbara J
RD2 Riley Road
New Windsor NY 12550
- ✓ Brandon Alfred & Barbara Joan
RD2 Riley Road
New Windsor NY 12550
- ✓ Sharp William A
RD2 Riley Road Box 168
New Windsor NY 12550
- ✓ Cirillo Joseph J & Linda Ann
RD2 Riley Road
New Windsor NY 12550
- ✓ Bates Adalia
RD2 Riley Road
New Windsor NY 12550
- ✓ La-Santa Gabriel
882 Annadale Road
Staten Island NY 10312

PUBLIC NOTICE OF HEARING BEFORE
THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR

Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 555 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 8th day of December, 1982, at 8:15 o'clock in the evening, to approve, modify and approve, or disapprove the layout for the following proposed Mobile Home Park submitted to the Planning Board, Town of New Windsor, County of Orange, State of New York; consisting of 26 lots on an 8.8 plus or minus acre site, generally situated on the west side of Riley Road, 550' \pm north of Dean Hill Road.

By order of the Planning Board of the Town of New Windsor, Orange County,
State of New York;

Dated: 22 November 1982



Henry Van Leeuwen, Chairman

City of Newburgh
Pps 22-2-93
4312A

SECTION 35

SECTION 49

SECTION 37

944

ORANGE COUNTY-NEW YORK

Photo No. 18-48, 7-24-65

Date of Photo: 3-1-65

Date of Map: 9-24-67

Date of Revision: 5-11-79

Scale: 1" = 400'

TOWN OF NEW WINDSOR

Section No. 65

LEGEND

TAX MAP BLOCK NO.	65	FILED PLAN BLOCK NO.	65
TAX MAP PARCEL NO.	72	FILED PLAN LOT NO.	72
AREAS	1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.	STATE HIGHWAYS	N.Y. STATE MAP NO. 1
DIMENSIONS (Cont'd. on 15.0001 Pgs)		COUNTY HIGHWAYS	COUNTY MAP NO. 4
		TOWN ROADS	TOWN MAP NO. 1

TOWN

54 OF 52

CORNWALL

SEE SECTION 66
1" = 100'

SEE SECTION 67
1" = 100'

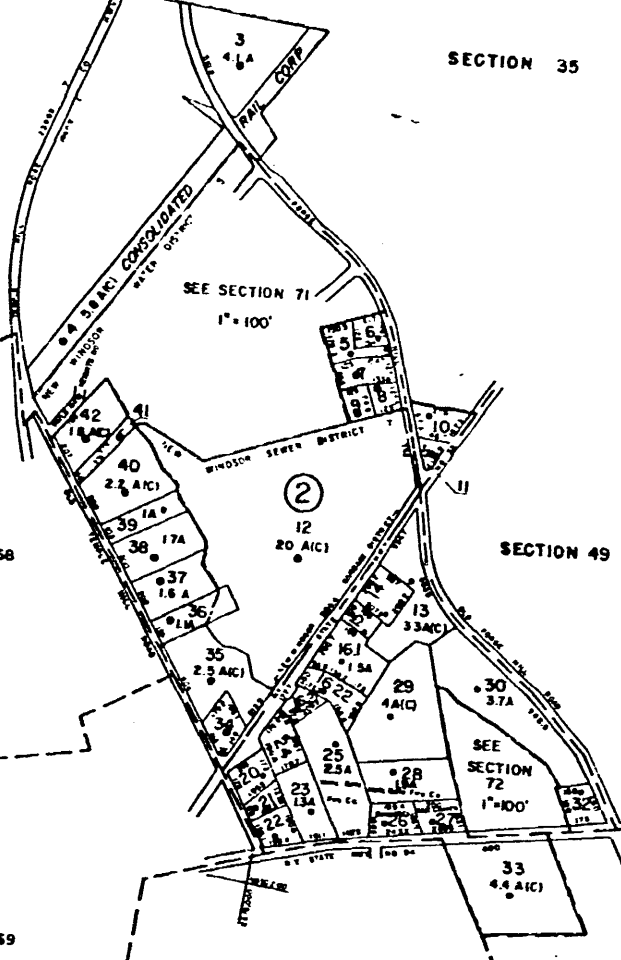
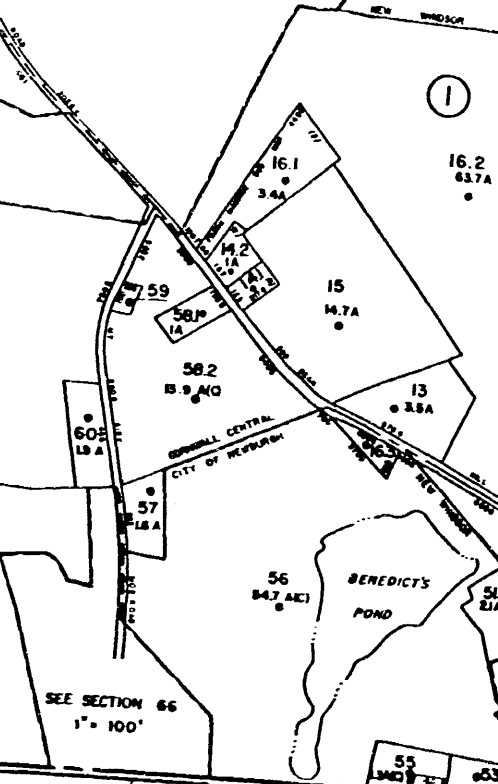
SEE SECTION 69
1" = 100'

SEE SECTION 68
1" = 100'

SEE SECTION 71
1" = 100'

SEE SECTION 70
1" = 100'

SEE SECTION 72
1" = 100'



Town Planning
Bd.

received
3/11/82
JH

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Ordinance on the following proposition:

Appeal No. 2

Request of Dwight Townsend

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit the expansion of an existing Mobile Home Park in a
suburban residential (R-4A) Zone

being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-9, Table of Uses, Column B

for property situated as follows:
Westside of Riley Road, 550± feet north of Dean Hill
Road

SAID HEARING will take place on the 22nd day of
March, 1982, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Richard Fenwick
Chairman

TOWN OF FFM WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

82-2
(Number)

(Date)

I. Applicant information:

- (a) Dwight Townsend, 14 Fenmore Drive, Wappingers Falls, New York
(Name, address and phone of Applicant) (914) 462-6292
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance

- ☐ Sign variance
☐ Special permit

III. Property information:

- (a) R-4A Riley Road 65 1 47 8.763 Acres
(Zone) (Address) (\$ B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 24 Feb. 1978
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? Yes When? 23 October 1978
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. No
- _____
- _____



IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use, Column B, to allow

Expansion of an existing Mobile Home Park to a twenty-six (26) lot
(Describe proposed use)

Mobile Home Park subject to provisions of Chapter 27A of the Mobile

Home Local Law.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Due to the limitations caused by the existing non-conforming Mobile

Home Park located on the property, it is felt that expansion of the

park would be the most feasible method of utilizing the full potential

of the property.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law,
Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

MS
AT

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.



VI.

Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Requested</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)



IX. Attachments required:

___ Copy of letter of referral from Building and Zoning Inspector.

N/A Copy of contract of sale, lease or franchise agreement.

X Copy of tax map showing adjacent properties

X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

N/A Copy(ies) of sign(s) with dimensions.

X Check in amount of \$50.00 payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

___ Other

X. AFFIDAVIT

Date 3/9/82

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

William J. Hauser
(Applicant)
William J. Hauser, P.E.
For: Dwight Townsend

Sworn to before me this

9th day of MARCH, 19 82.

THOMAS J. MILLER

Notary Public, State of New York

NO. 4643798

Appointed in Orange County

My Commission Expires Mar. 30, 1983

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

APPLICATION FOR SITE PLAN APPROVAL

Name James Husted/Dwight Townsend

Address 14 Fenmore Drive, Wappingers Falls, New York

1. Owner of the property James Husted/Dwight Townsend

2. Location of the property:
Westside of Riley Road, north 500± feet from Dean Hill Road

3. Zone area R-4A

4. Nature of business: Mobile Home Park

5. Lot size: Front 201 Rear 374.48 Depth 1050

6. Building setbacks: Front yard Rear yard
Side yards

7. Dimensions of new building: N/A
Addition N/A

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed: _____

(APPLICANT)

Maps Required for:

Planning Board
Highway Dept.
Sanitation Dept.
Water Dept.
County Planning Board
Building Inspector

Action of the Zoning Board of Appeals

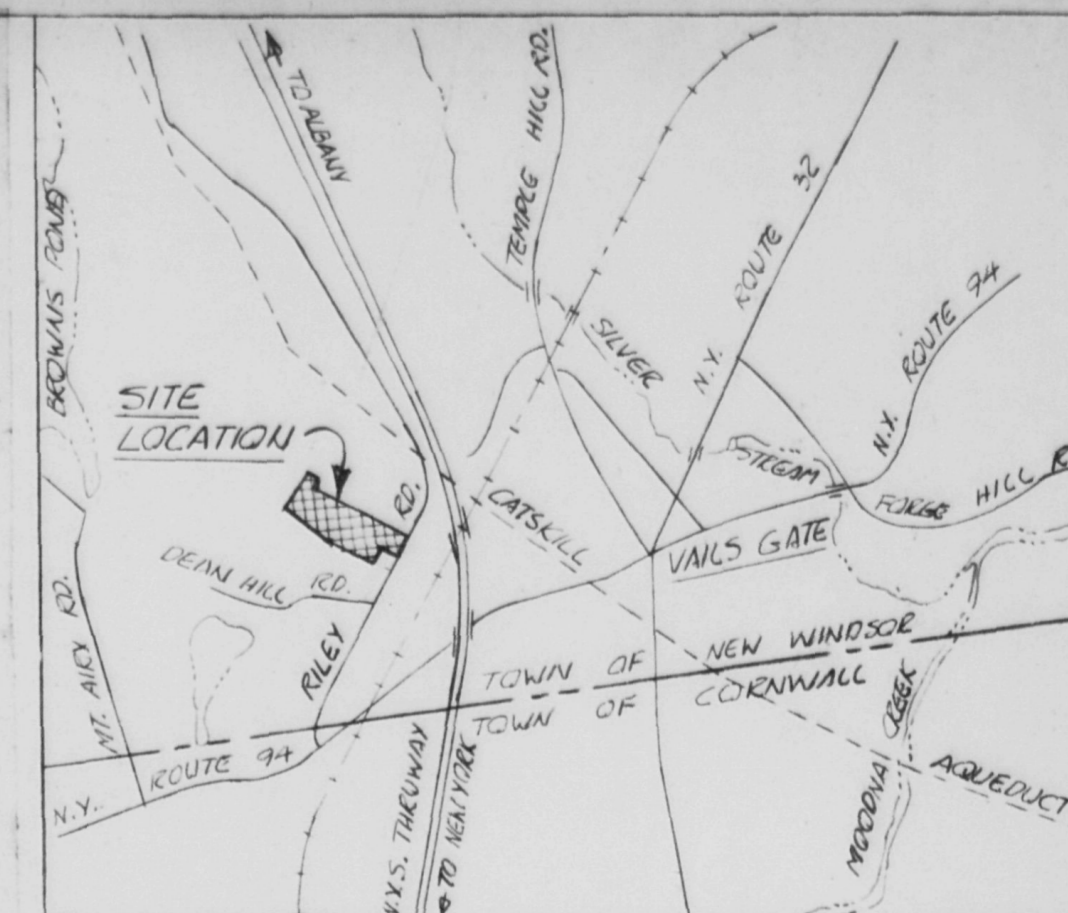
NOTES

Property Data

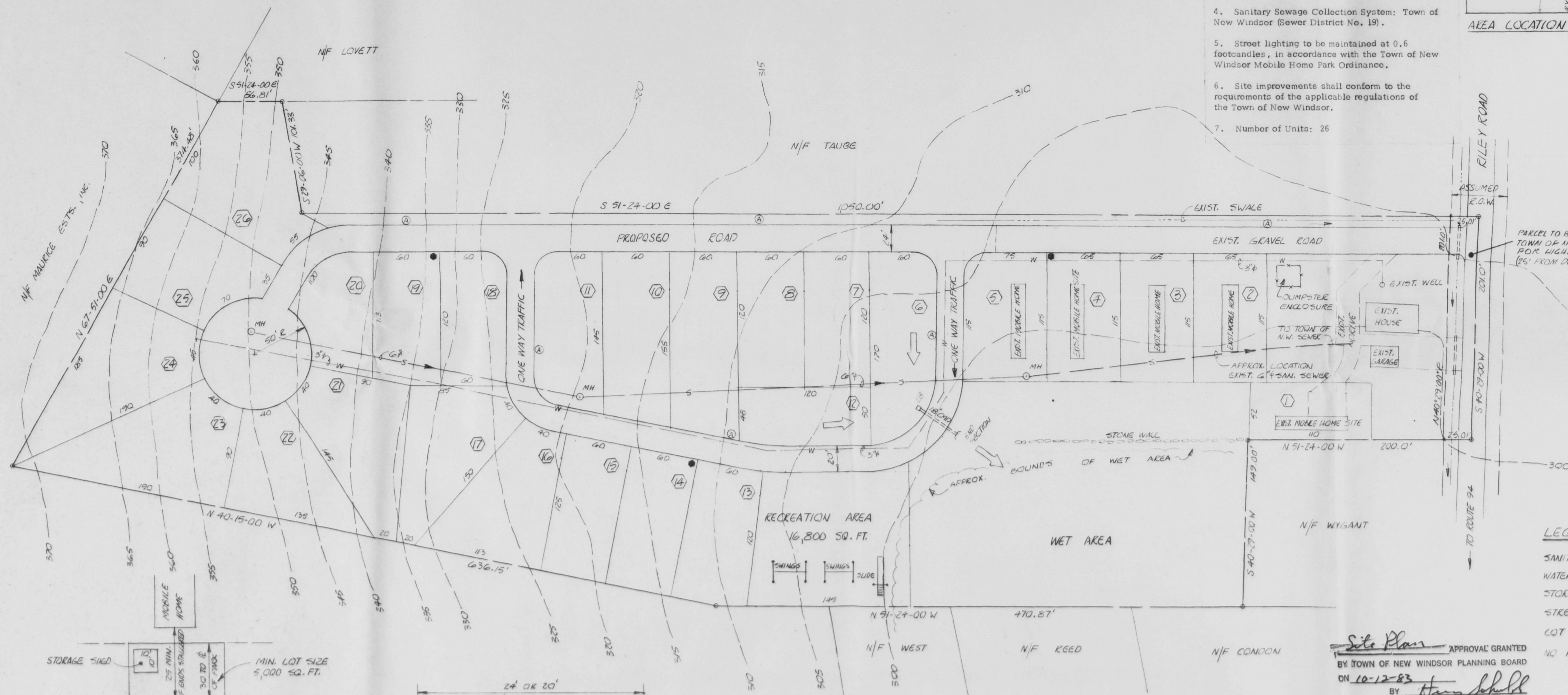
1. Property Zone: R4A
2. Being a portion of lands shown on the New Windsor Tax Maps as Section 65, Block 1, Lot 47.
3. Area of proposed mobile home park site: 8.763 Acres

Design Data

1. All mobile home lots meet or exceed the Town of New Windsor requirement of 5,000 s.f.
2. Mobile home stands will consist of full size concrete slabs, 4" thick, with tie downs in the positions recommended by the mobile home manufacturer.
3. Water supply: Private
4. Sanitary Sewage Collection System: Town of New Windsor (Sewer District No. 19).
5. Street lighting to be maintained at 0.6 footcandles, in accordance with the Town of New Windsor Mobile Home Park Ordinance.
6. Site improvements shall conform to the requirements of the applicable regulations of the Town of New Windsor.
7. Number of Units: 26



AREA LOCATION MAP SCALE: 1"=2,000'



LEGEND

- SANITARY SEWER
- WATER LINE
- STORM DRAINAGE FLOW
- STREET LIGHTS
- LOT NUMBER
- NO PARKING SIGN

Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 10-12-83
BY *Henry F. Scheible*

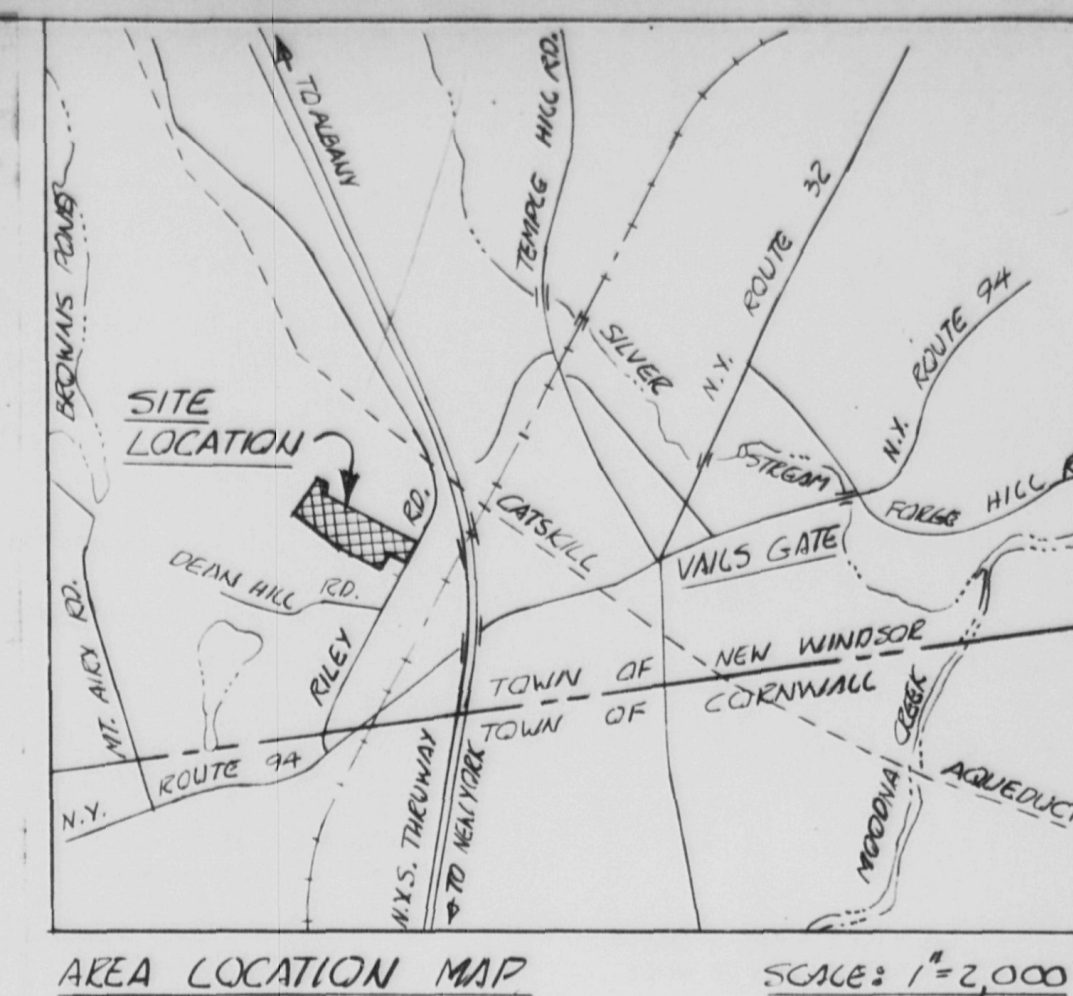
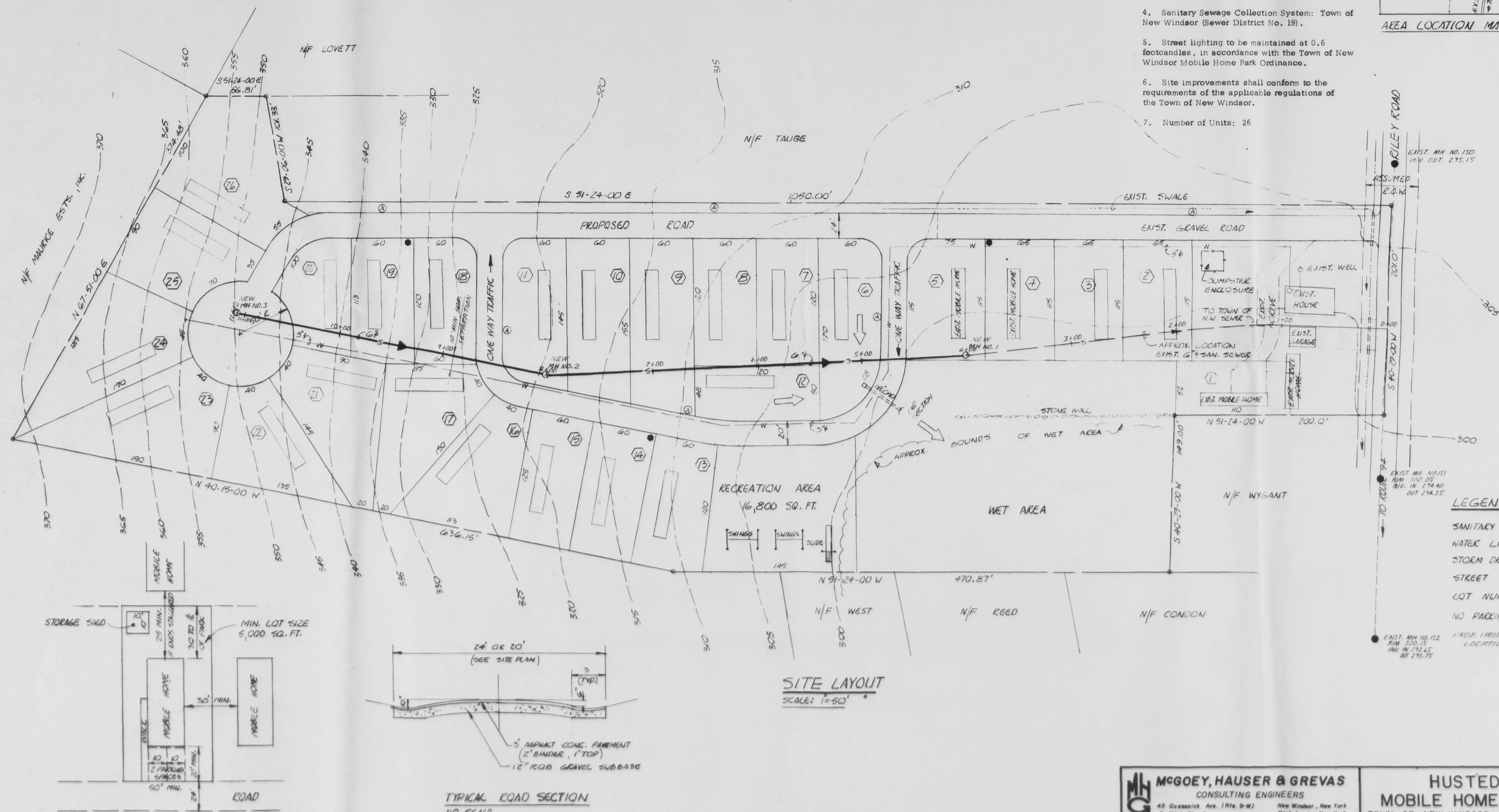
HENRY F. SCHEIBLE
SECRETARY

McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS
45 Quassick Ave. (Rte. 9-W) New Windsor, New York
9 High Street Port Jervis, New York

HUSTED-TOWNSEND
MOBILE HOME PARK EXPANSION
TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

Revision	Date	Description	Drawn	Checked	Date
1	10 NOV 82	REVISE TO CURRENT CONDITIONS	<i>HHK</i>	<i>HHK</i>	
2	22 DEC 82	ADDED RILEY ROAD DEDICATION DATA			
3	18 MAR 83	UPDATE FOR DEC SUBMITTAL			

Scale: 1" = 50'	Job No: D320-80
SITE LAYOUT PLAN	Sheet 1 of 1



NOTES

Property Data

1. Property Zone: R4A
2. Being a **portion of lands shown on the New Windsor Tax Maps as Section 65, Block 1, Lot 47.**
3. **Area of proposed mobile home park site:**
8.763 Acres

Design Data

1. All mobile home lots meet or exceed the Town of New Windsor requirement of 5,000 s.f.
2. Mobile home stands will consist of full size concrete slabs, 4" thick, with tie downs in the positions recommended by the mobile home manufacturer.
3. Water supply: Private
4. Sanitary Sewage Collection System: Town of New Windsor (Sewer District No. 19).
5. Street lighting to be maintained at 0.6 footcandles, in accordance with the Town of New Windsor Mobile Home Park Ordinance.
6. Site improvements shall conform to the requirements of the applicable regulations of the Town of New Windsor.
7. Number of Units: 26

LEGEND

SANITARY SEWER

WATER LINE

STORM DRAINAGE FLOW

STREET LIGHTS

COT NUMBER

NO PARKING SIGN

PROP. (POSSIBLE) MOBILE HOME
LOCATION

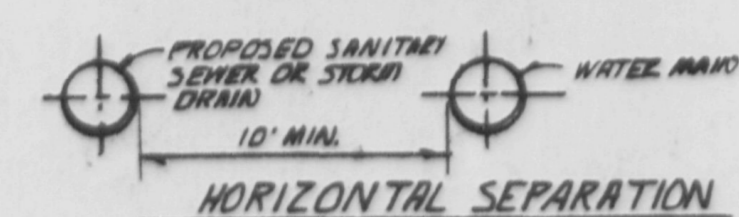
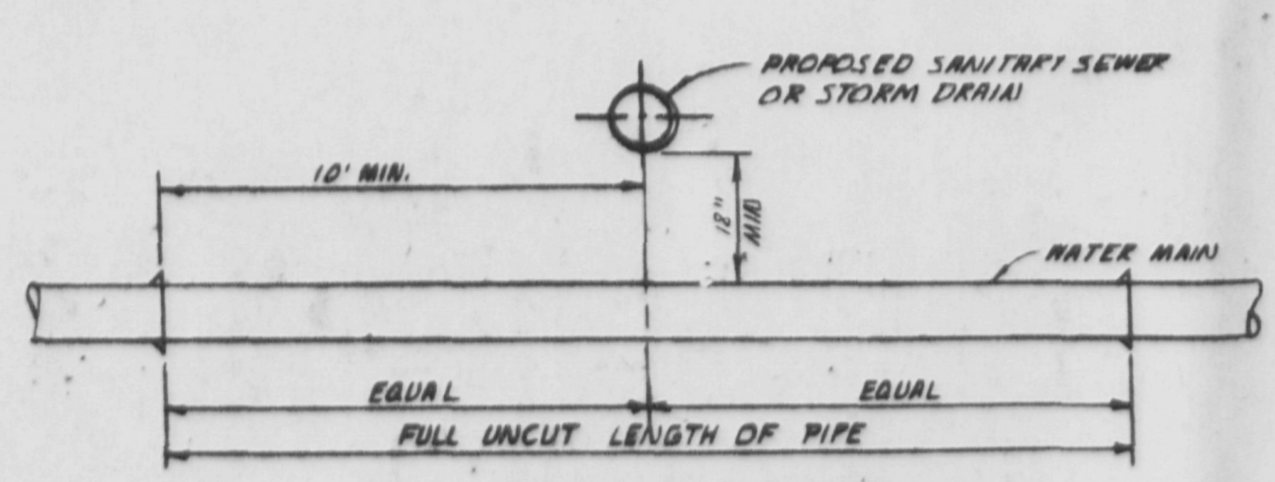
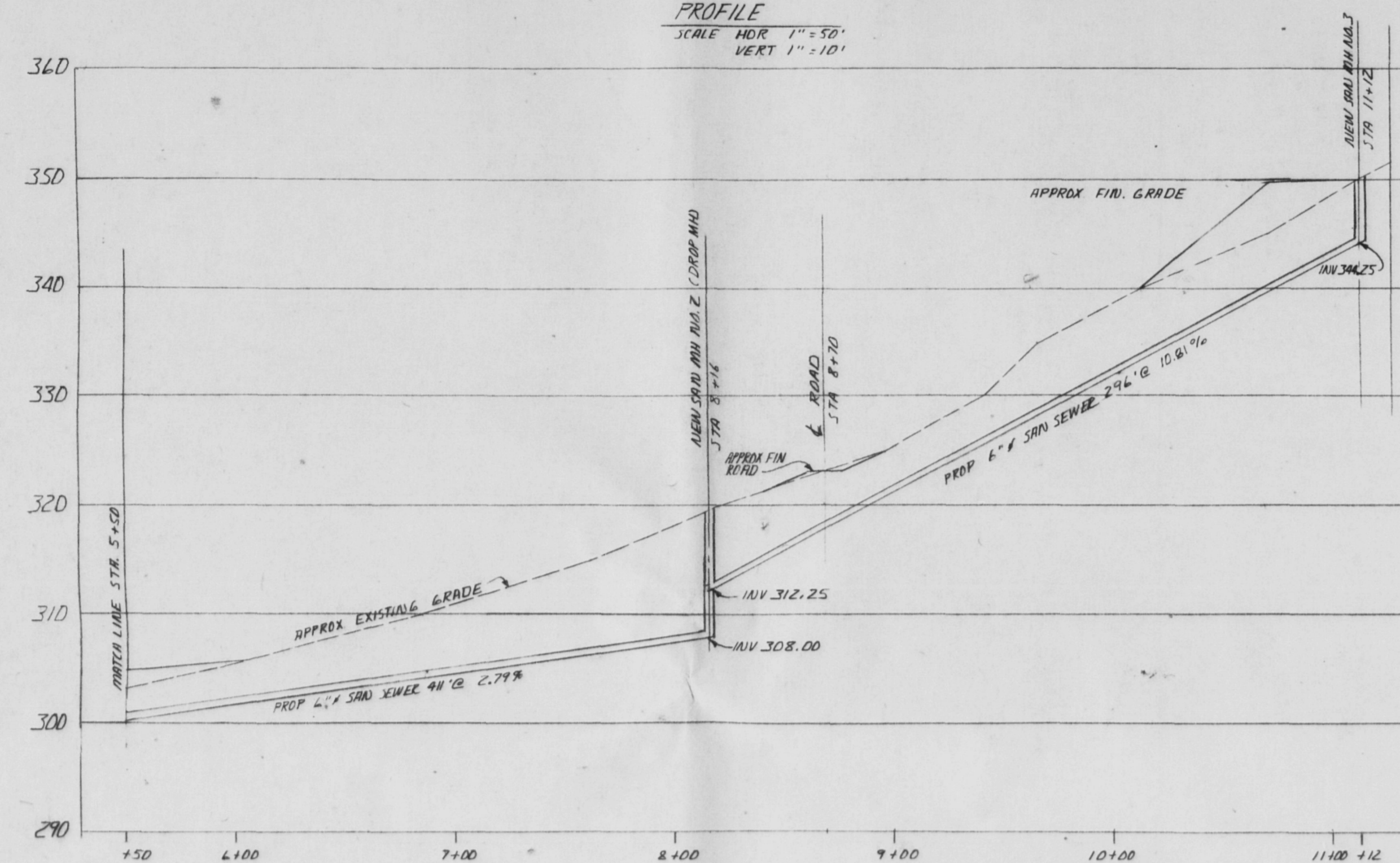
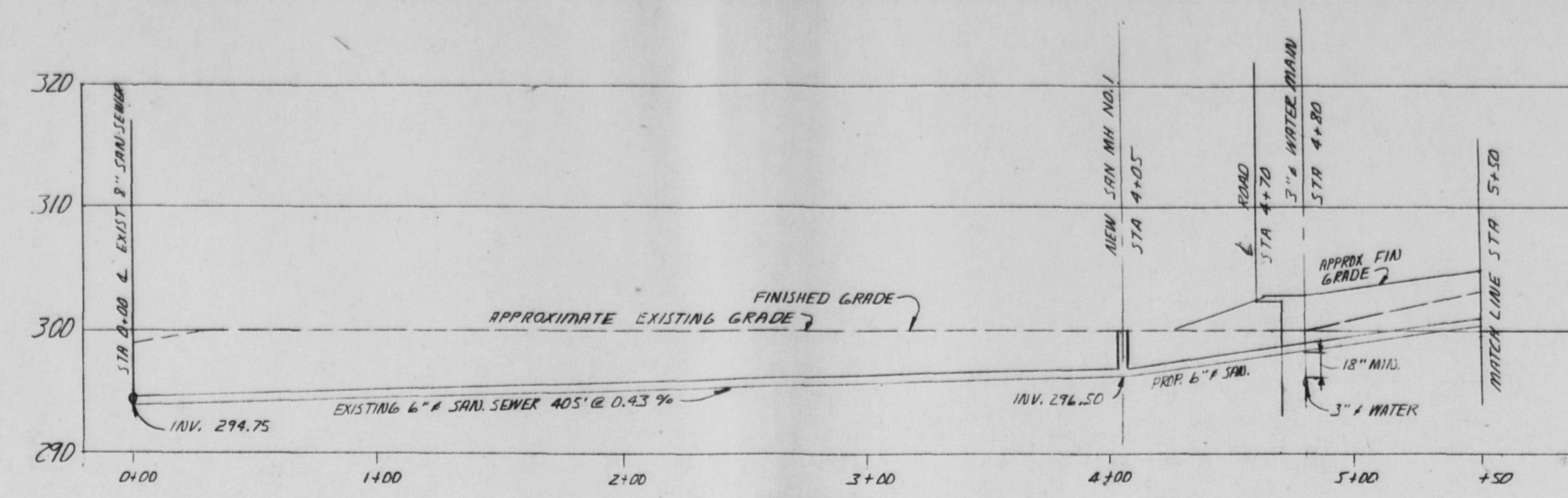
**MH
G** **MCGOEY, HAUSER & GREVAS**
CONSULTING ENGINEERS

45 Quassaick Ave. (Rte. 9-W) New Windsor, New York
9 High Street Port Jervis, New York

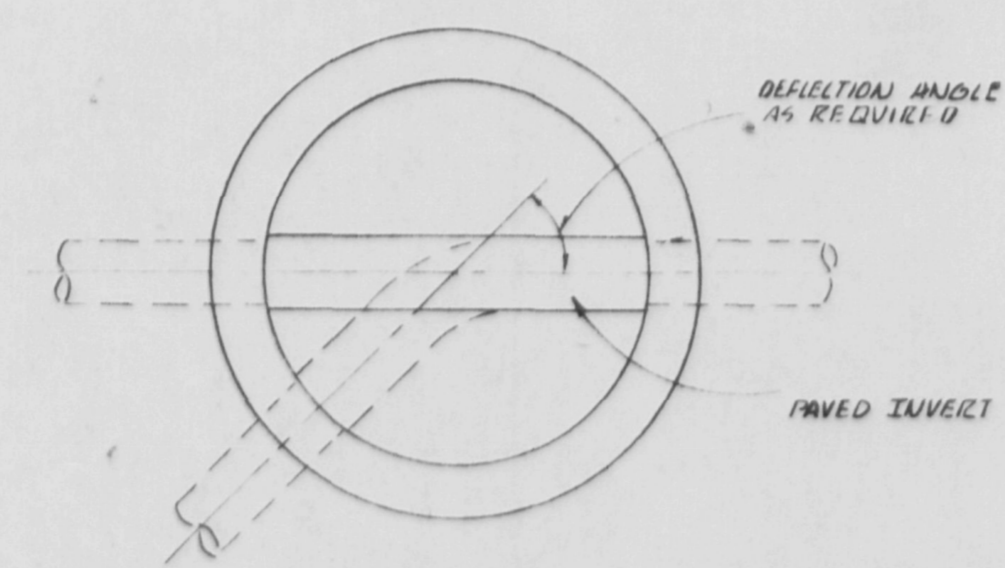
HUSTED-TOWNSEND
MOBILE HOME PARK EXPANSION
TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

SANITARY SEWER SYSTEM SITE LAYOUT PLAN

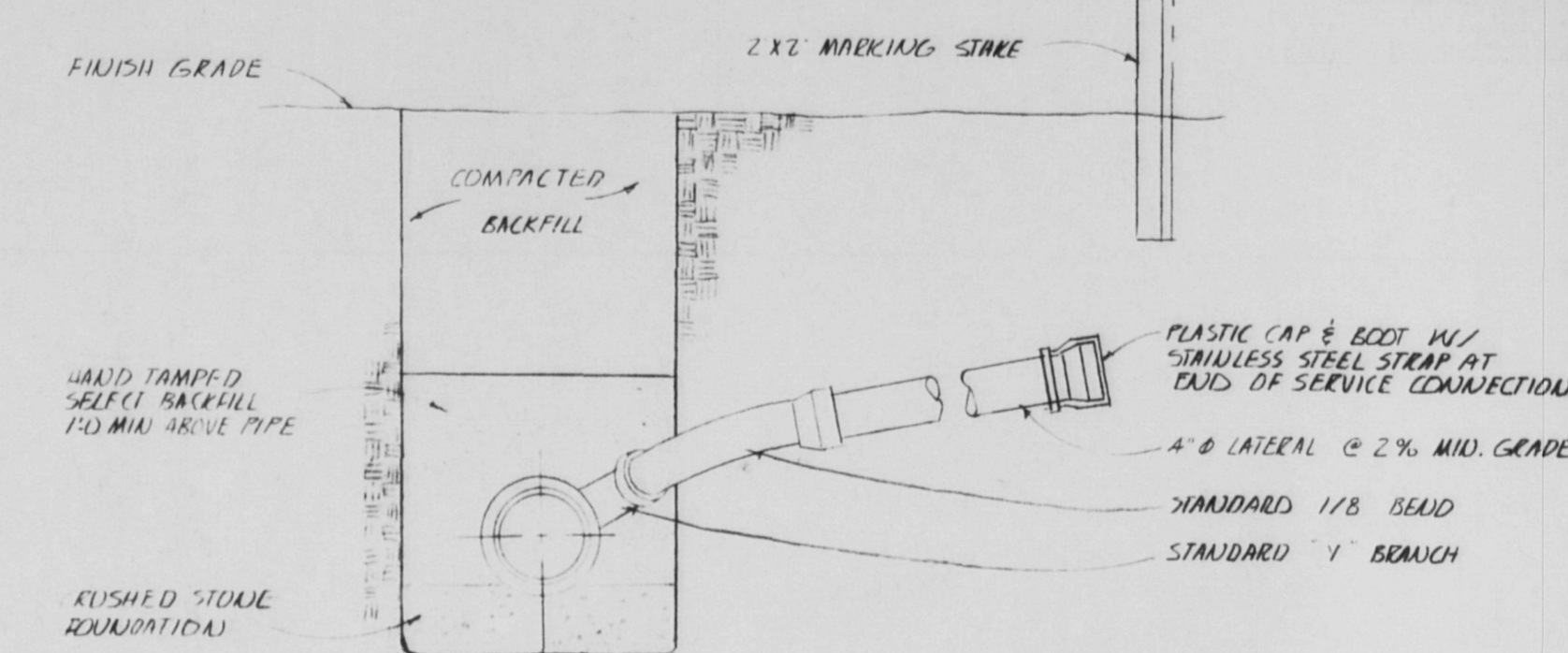
Sheet: 1



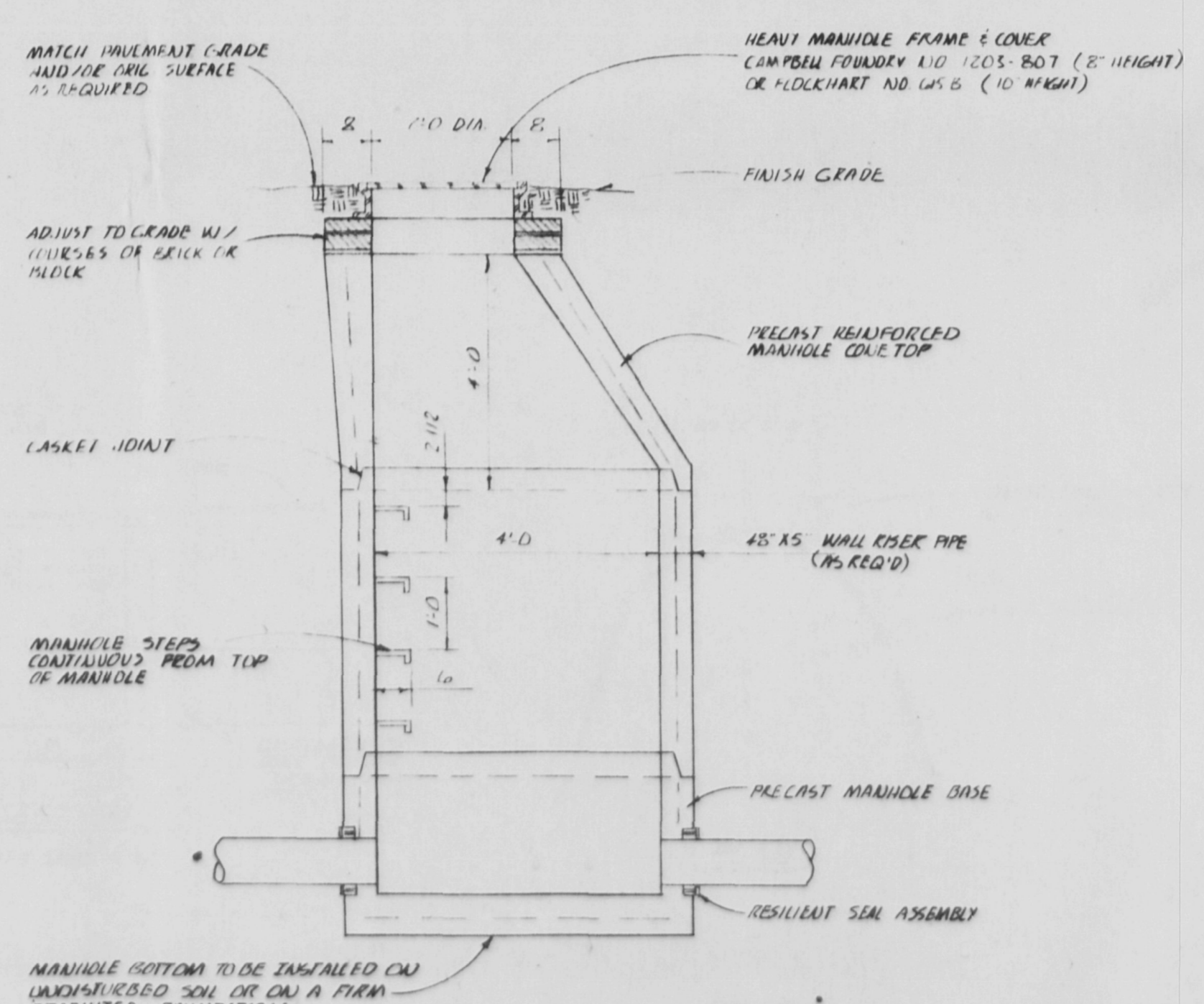
SANITARY / STORM SEWER - WATER MAIN SEPARATION
SCALE: NONE



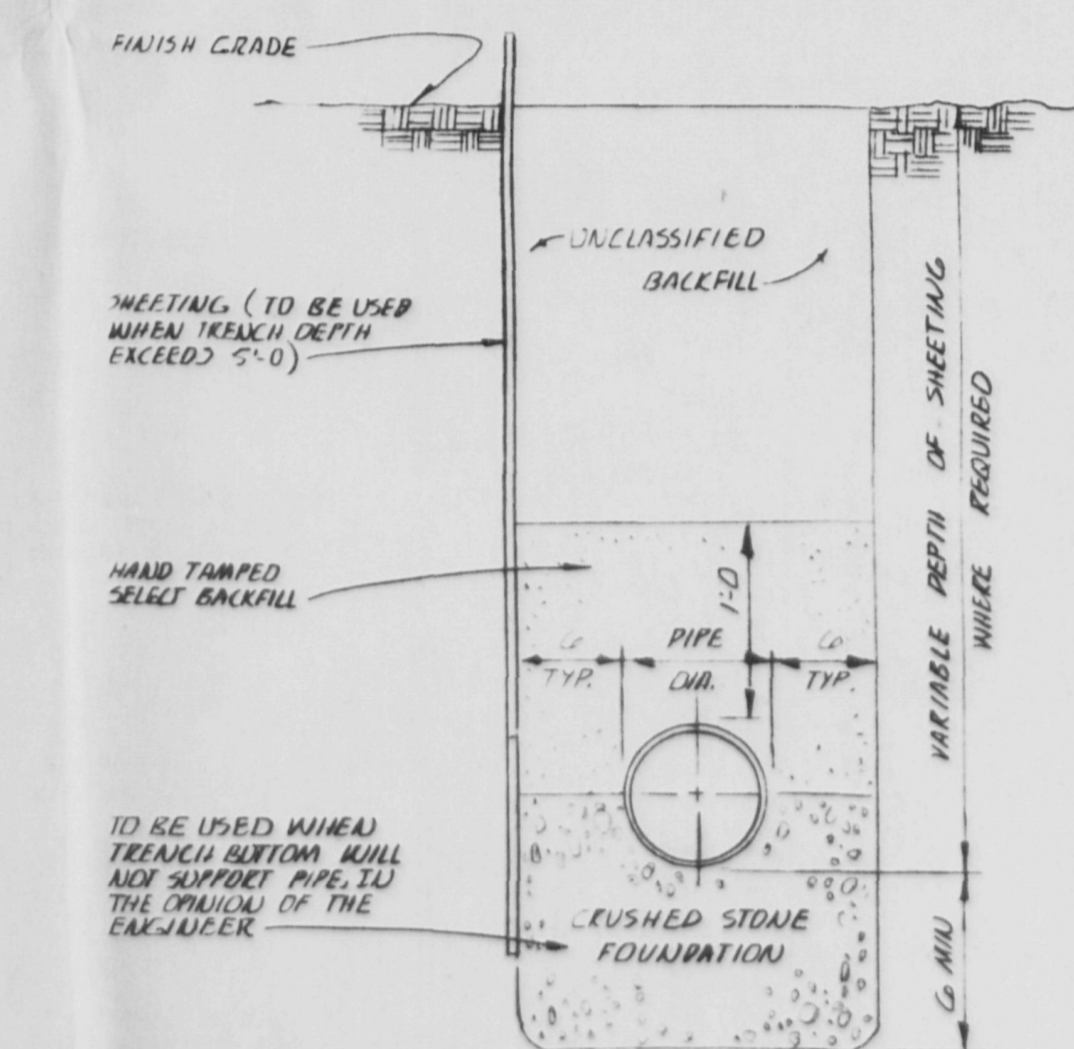
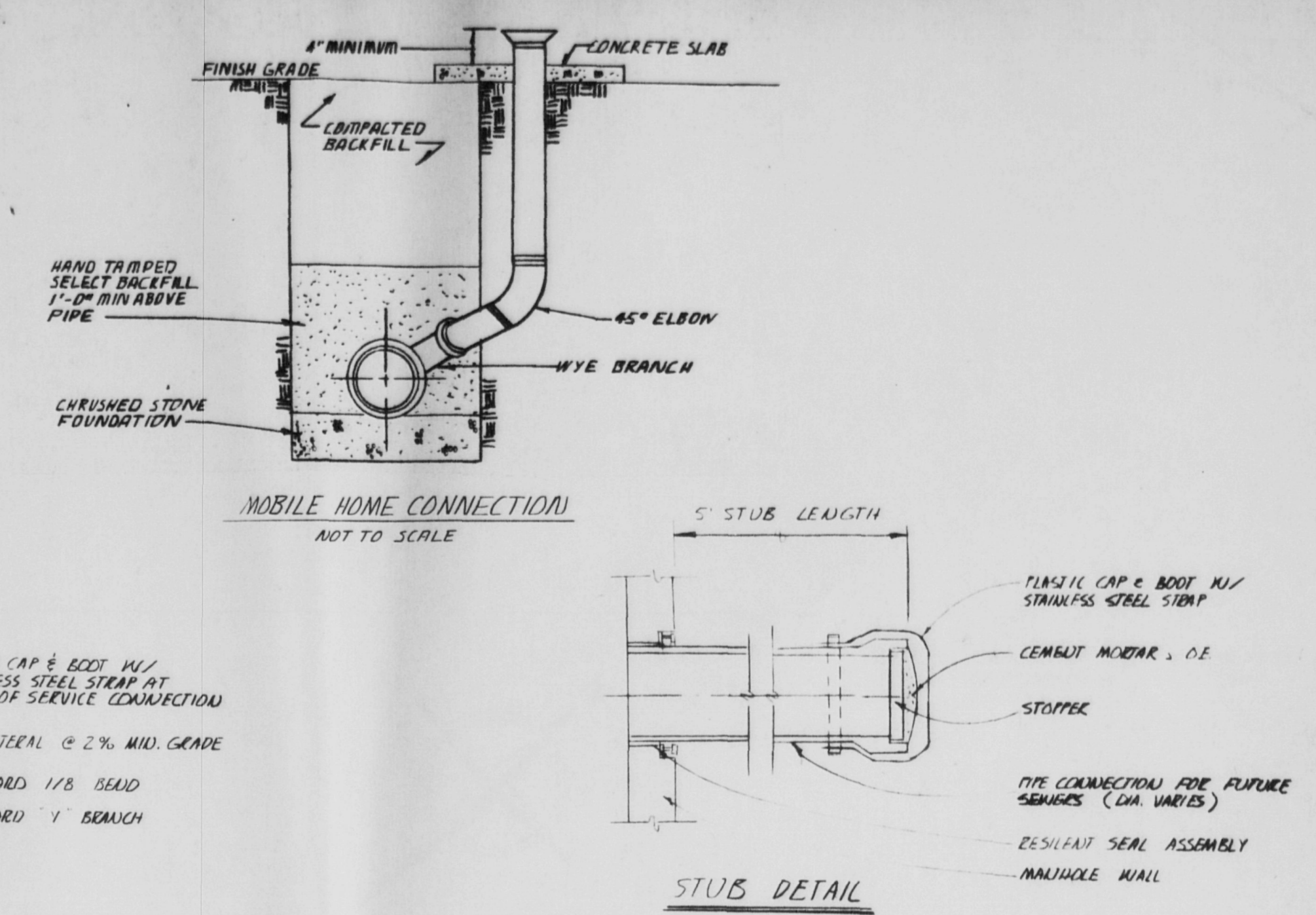
MANHOLE INVERT PLAN



TYPICAL BUILDING CONNECTION



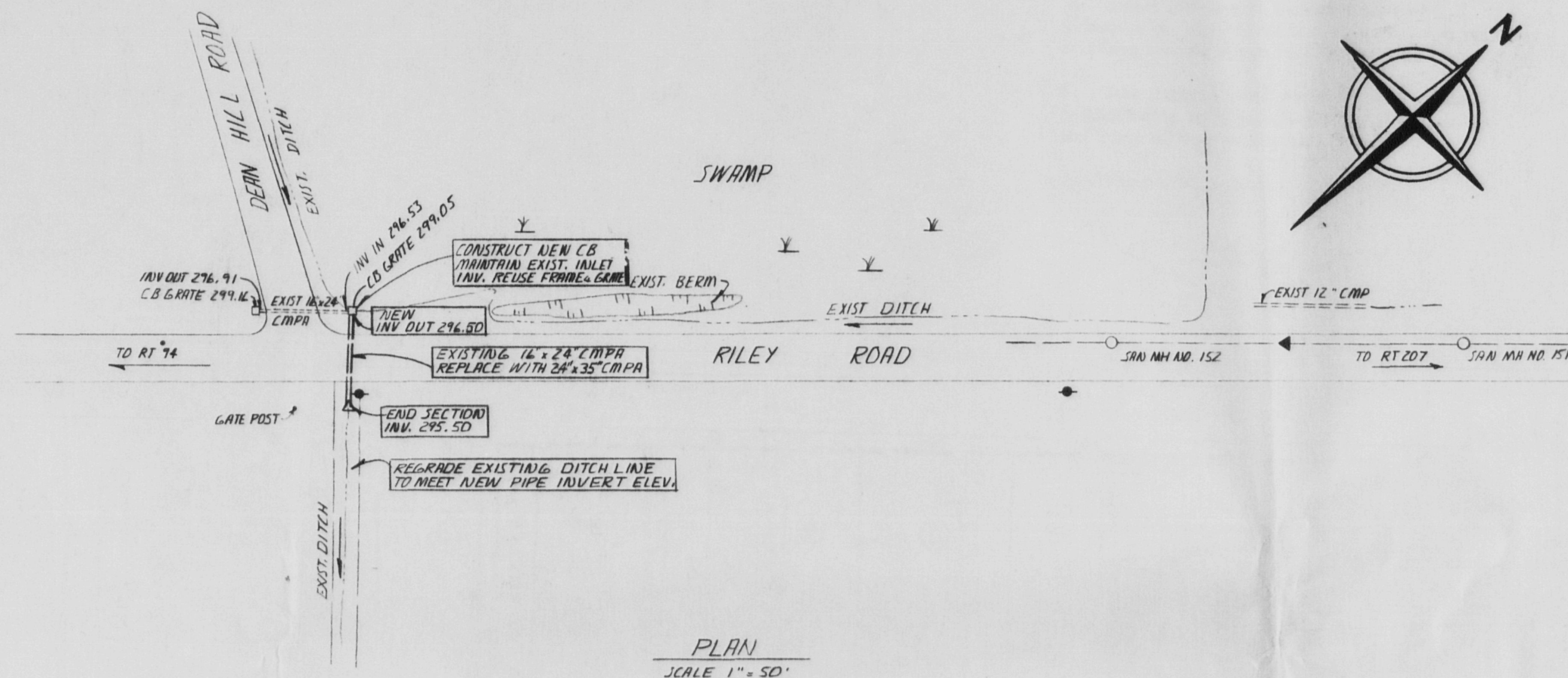
SANITARY MANHOLE - 4'0" DIA.



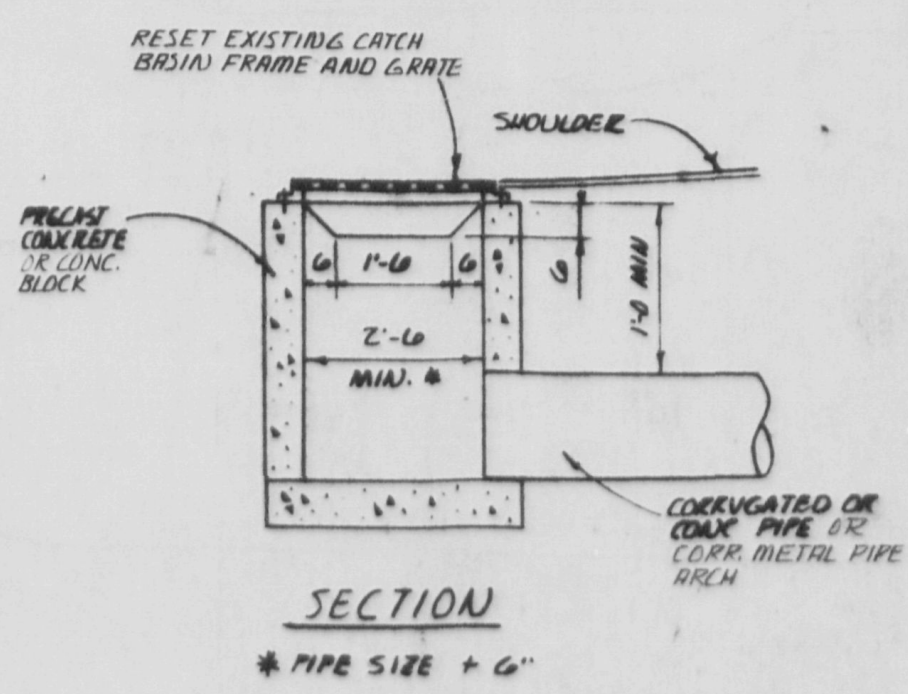
EXCAVATION DETAIL

MCGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York				HUSTED-TOWNSEND MOBILE HOME PARK EXPANSION	
Revision	Date	Description	Drawn	Checked	SANITARY SEWER SYSTEM CONSTRUCTION DETAILS
1	10 MAR 83	UPDATE FOR DEC SUBMITTAL	YJM	Checked	
2	14 APR 83	CORRECTED SLOPE FOR STA 8+16 TO STA 11+12		Scale: NONE	
				Date: 14 JUL 82 Job No: 0320-82	
					Sheet 2 of 2

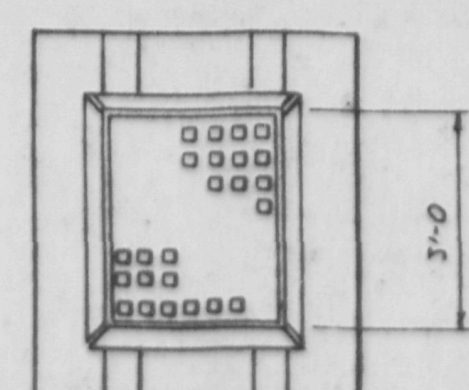
NOTE: PLANIMETRIC SURVEY DATA FROM
FIELD SURVEY OF 6/22/82 AND
7/10/82



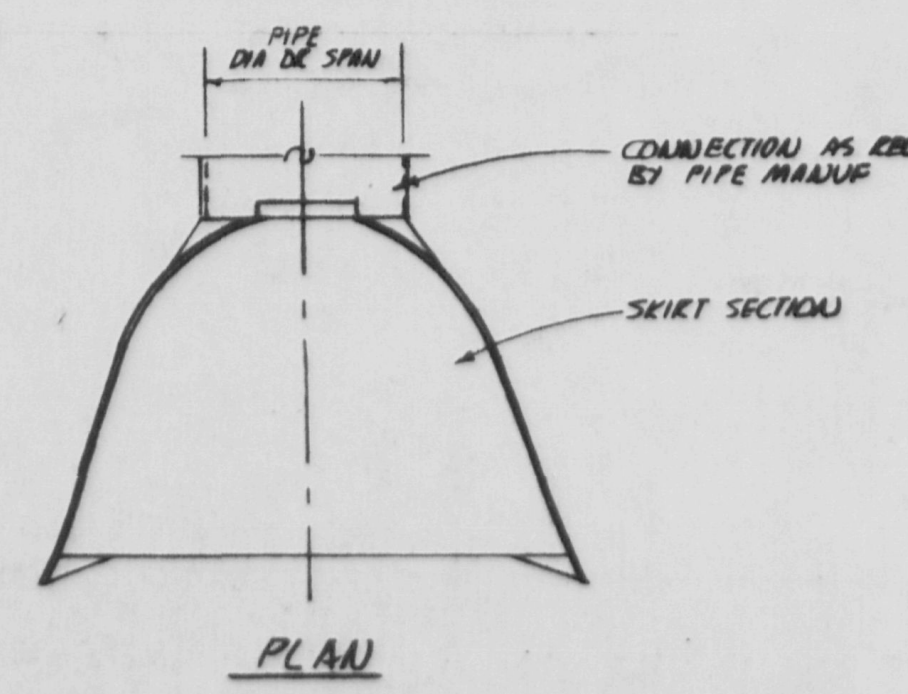
PLAN
SCALE 1" = 50'



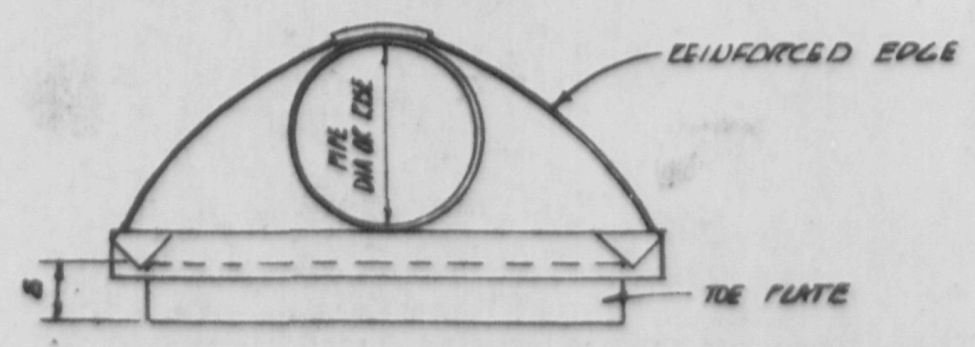
SECTION
* PIPE SIZE + 6"



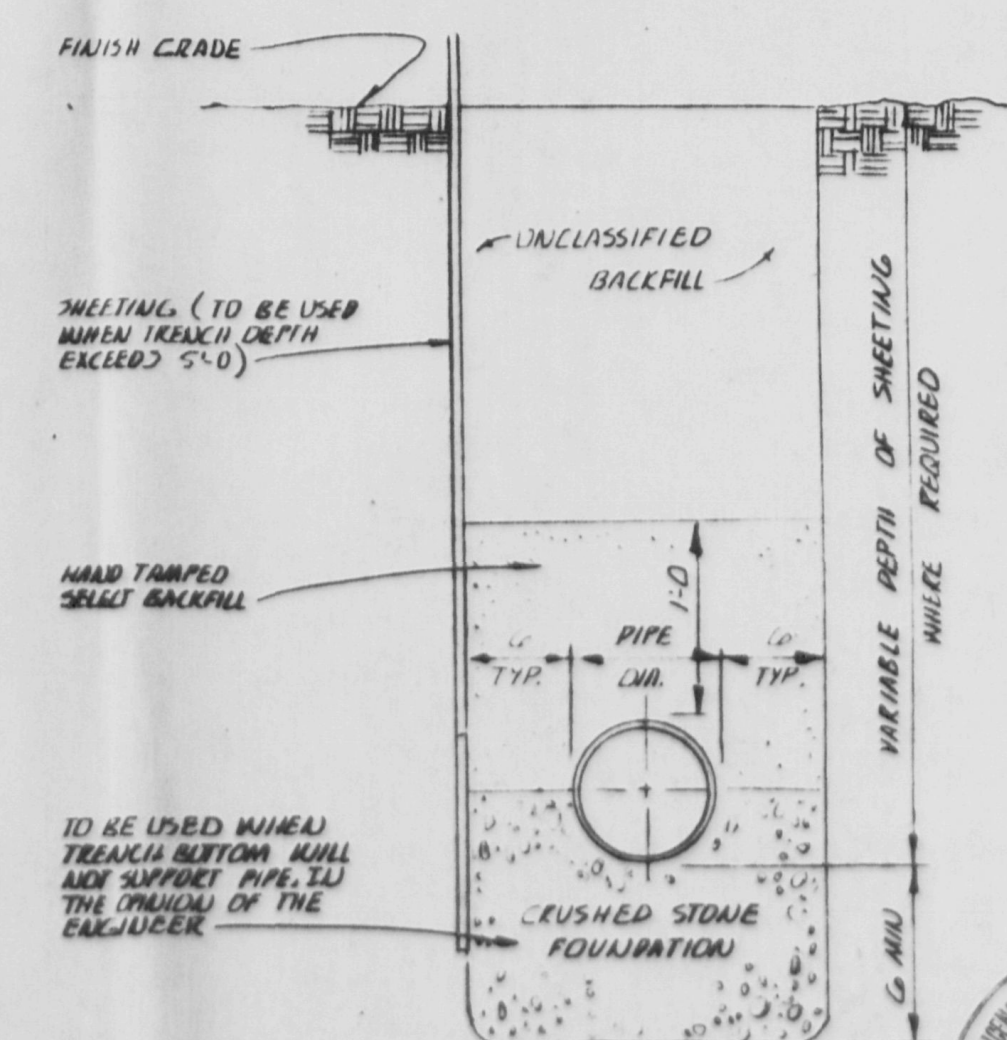
PLAN
CATCH BASIN
NOT TO SCALE



PLAN



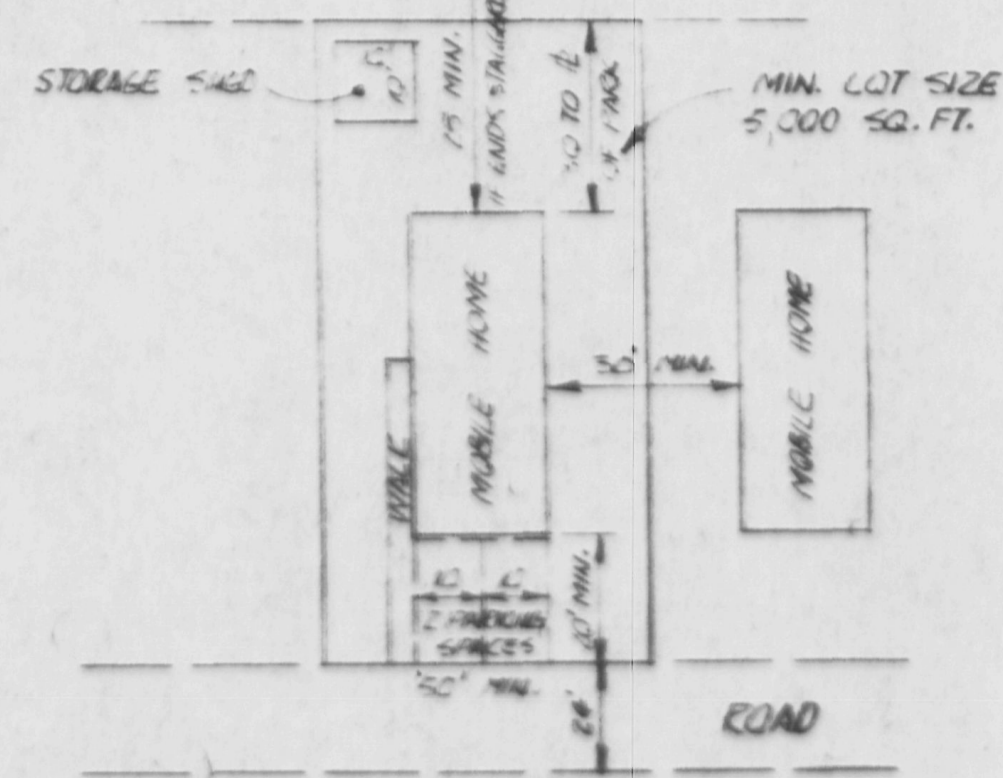
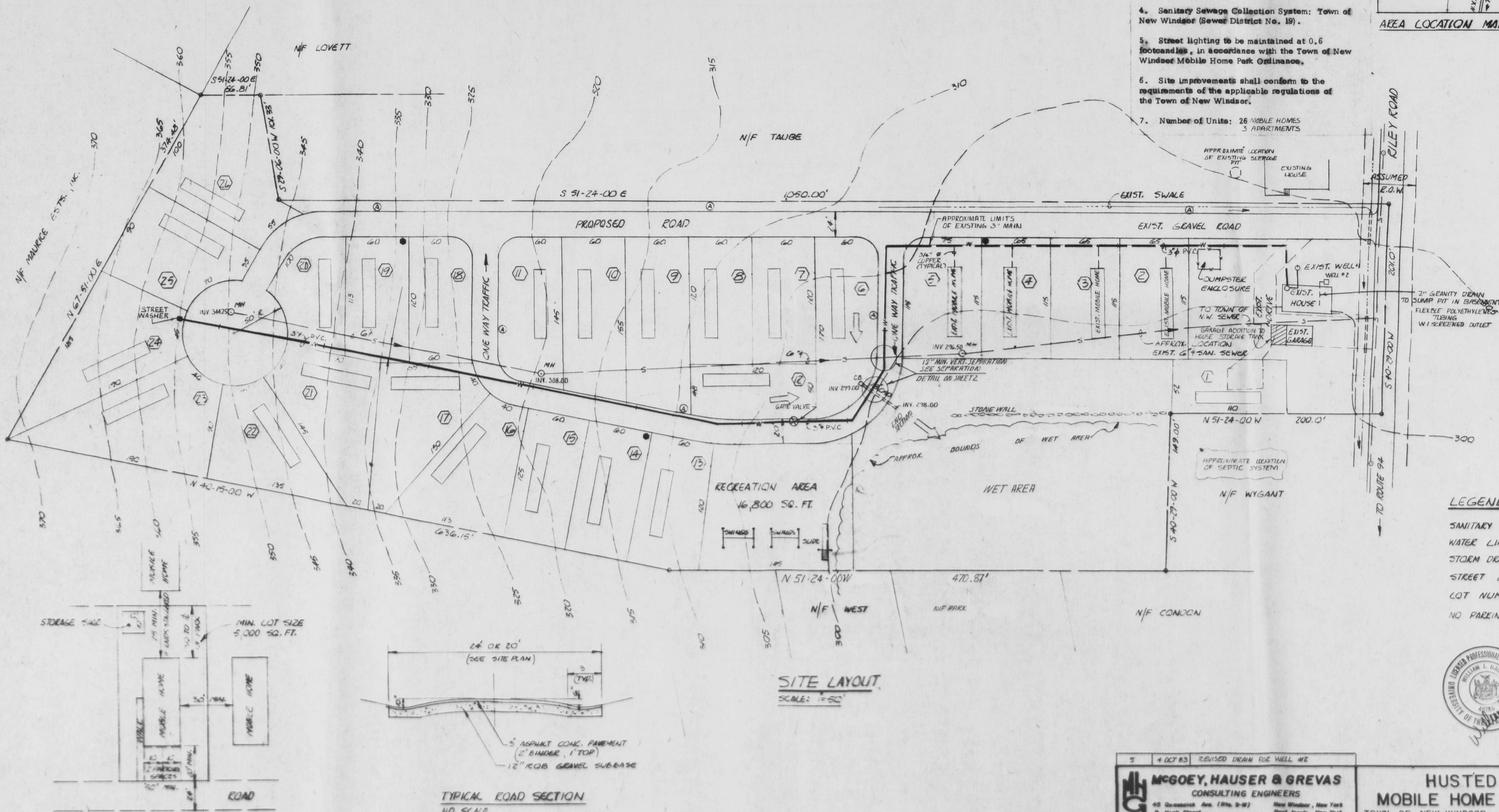
SECTION
END SECTION
NOT TO SCALE



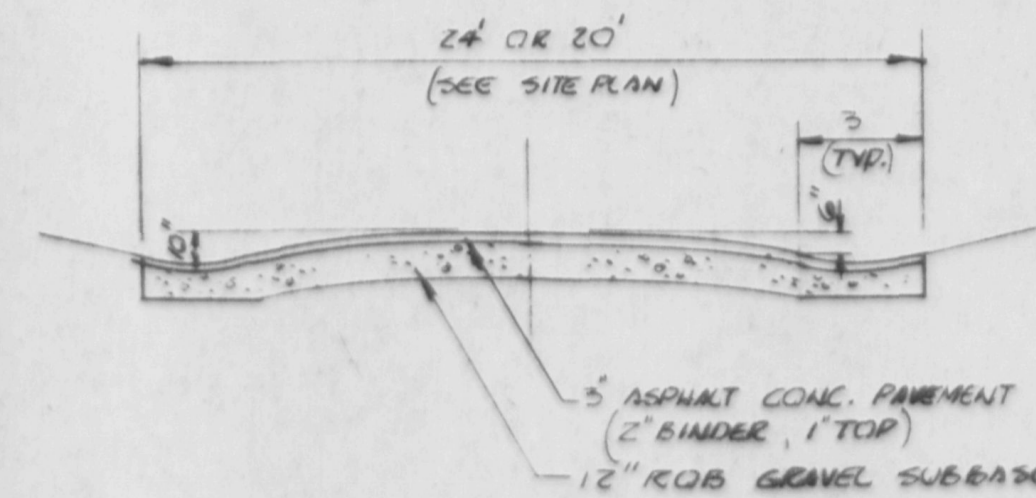
EXCAVATION DETAIL



McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York			HUSTED-TOWNSEND MOBILE HOME PARK EXPANSION TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK	
Revision	Date	Description	Drawn	Checked
1	19 JULY 82	ADD EXCAVATION DETAIL	WJH	WJH
			Scale: AS SHOWN	Date: 16 JULY 1982
			Job No. D 320-81	
OFF SITE STORM DRAINAGE SYSTEM PLAN AND DETAILS				Sheet 1 of 1



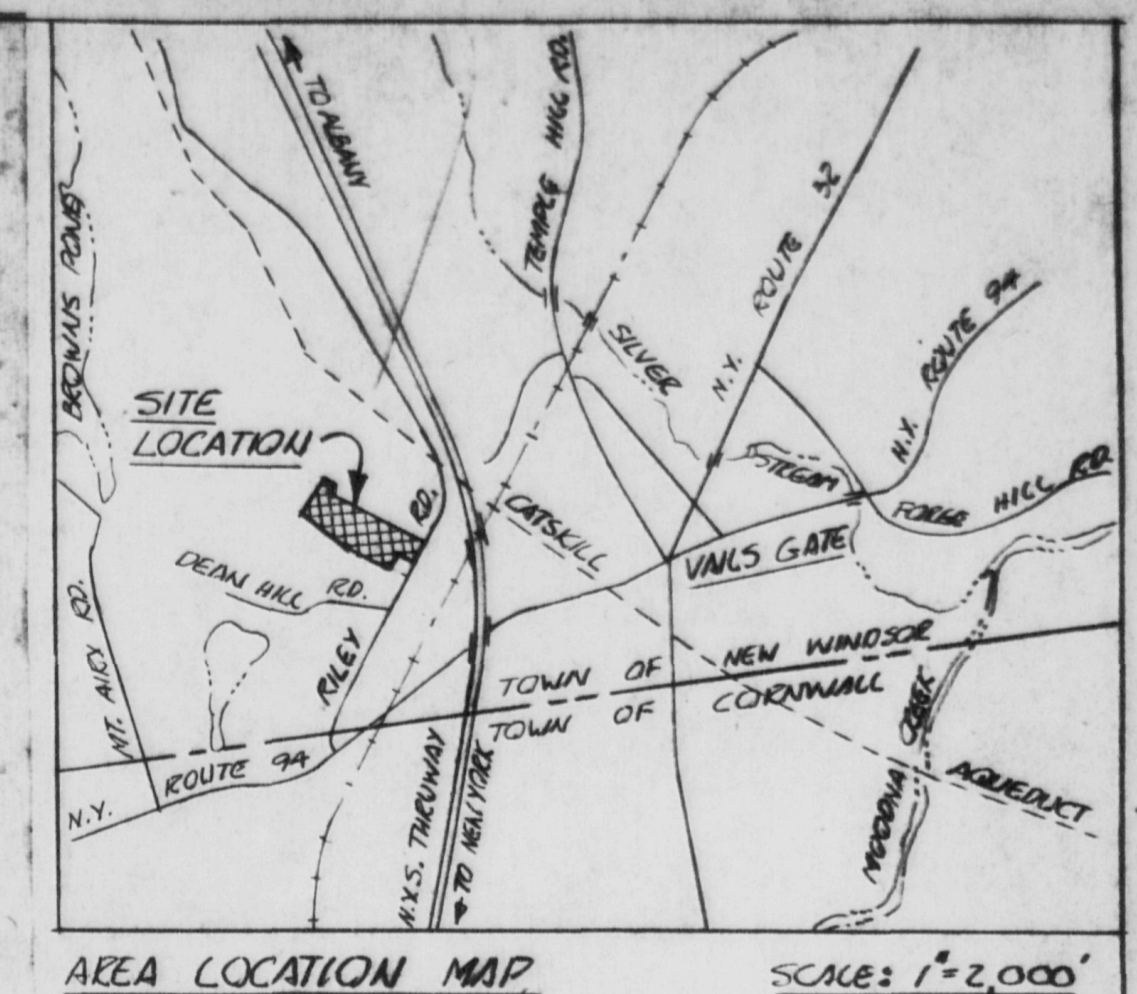
TYPICAL LOT LAYOUT
NO SCALE



TYPICAL ROAD SECTION
NO SCALE

SITE LAYOUT
SCALE: 1"=50'

- NOTES**
- Property Data:**
1. Property Zone: R4A
 2. Being a portion of lands shown on the New Windsor Tax Maps as Section 65, Block 1, Lot 47.
 3. Area of proposed mobile home park site: 8.763 Acres
- Design Data:**
1. All mobile home lots meet or exceed the Town of New Windsor requirement of 5,000 s.f.
 2. Mobile home stands will consist of full size concrete slabs, 4" thick, with tie downs in the positions recommended by the mobile home manufacturers.
 3. Water supply: Private
 4. Sanitary Sewage Collection System: Town of New Windsor (Sewer District No. 19).
 5. Street lighting to be maintained at 0.6 footcandles, in accordance with the Town of New Windsor Mobile Home Park Ordinance.
 6. Site improvements shall conform to the requirements of the applicable regulations of the Town of New Windsor.
 7. Number of Units: 26 MOBILE HOMES
3 APARTMENTS

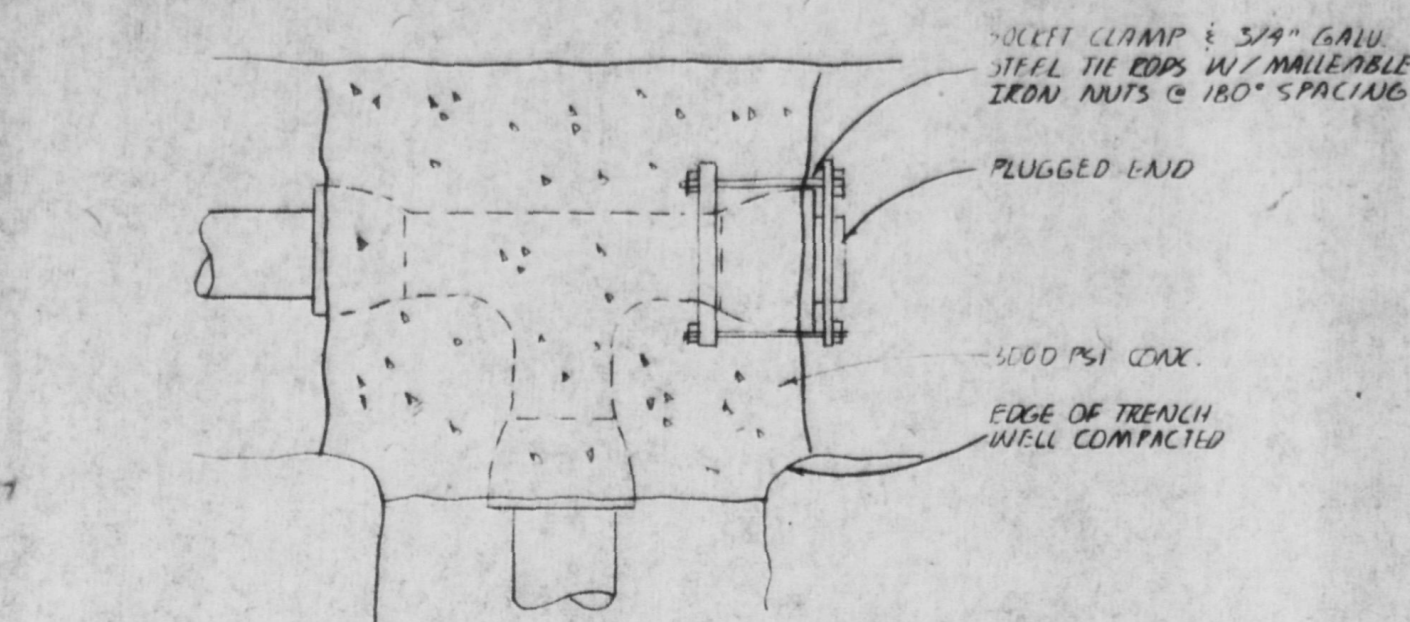


AREA LOCATION MAP
SCALE: 1"=2,000'

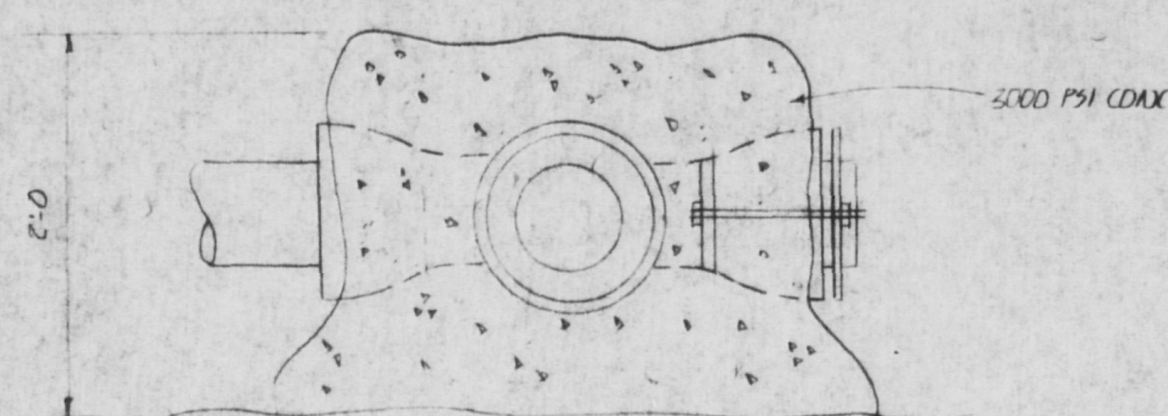
- LEGEND**
- SANITARY SEWER
 - WATER LINE
 - STORM DRAINAGE FLOW
 - STREET LIGHTS
 - LOT NUMBER
 - NO PARKING SIGN



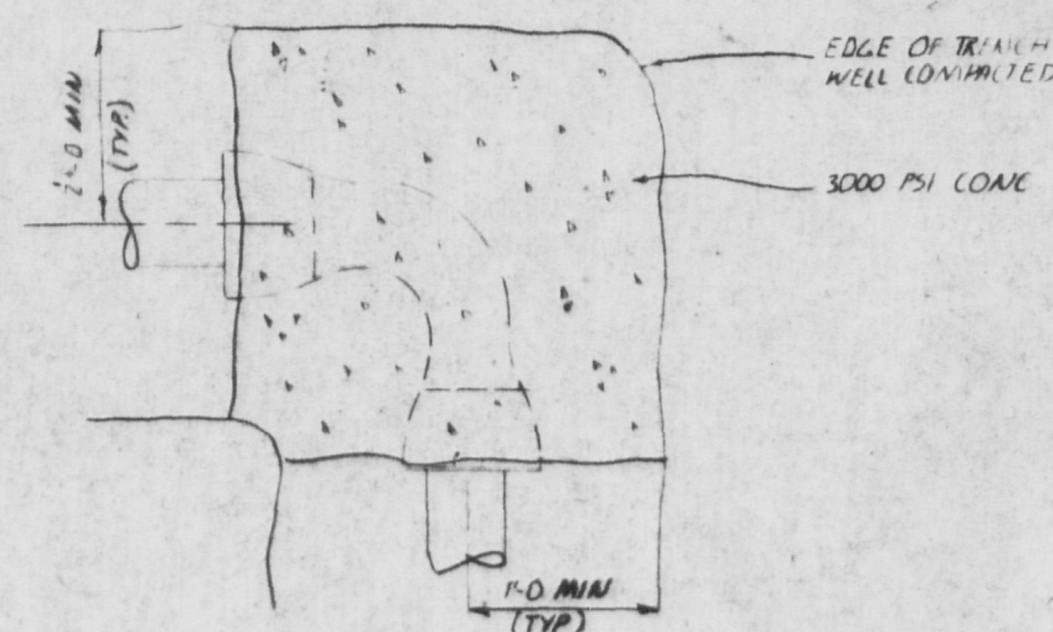
McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quaker Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York		HUSTED-TOWNSEND MOBILE HOME PARK EXPANSION TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK	
Revision 1 2 3 4	Date 14 JULY 82 27 JUNE 83 10 AUG 83 6 SEP 83	Description REV. TO WATER SUPPLY SYSTEM UPDATE FOR OGDH SUBMITTAL UPDATE FOR OGDH SUBMITTAL UPDATE FOR OGDH SUBMITTAL	Drawn JHK Checked VHP Scale 1"=50' Date 7 JULY 81 Job No. 8320-80
		WATER SUPPLY SYSTEM SITE LAYOUT PLAN	
		Sheet 1 of 4	



PLAN

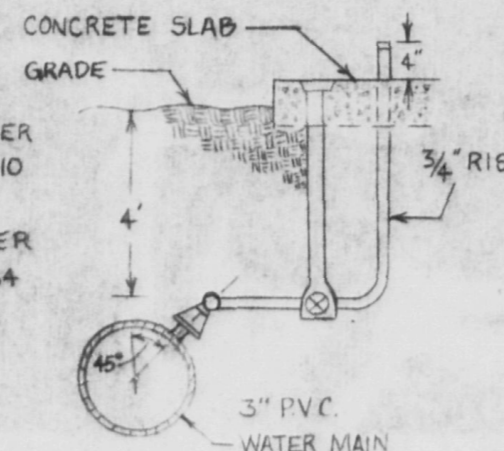


ELEVATION
TEES & CROSSES

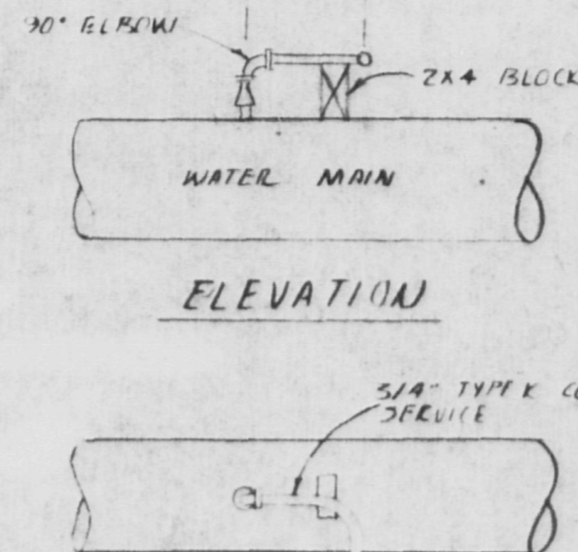


TYPICAL THRUST BLOCK DETAILS
SCALE: NONE

CURB STOP: MUELLER H15200 MIS204 W/10 WEEP HOLES, DE CURB BOX MUELLER SLIDE TYPE 62864 (ADJUST 3 1/2 - 4 1/2 BOX LENGTH)



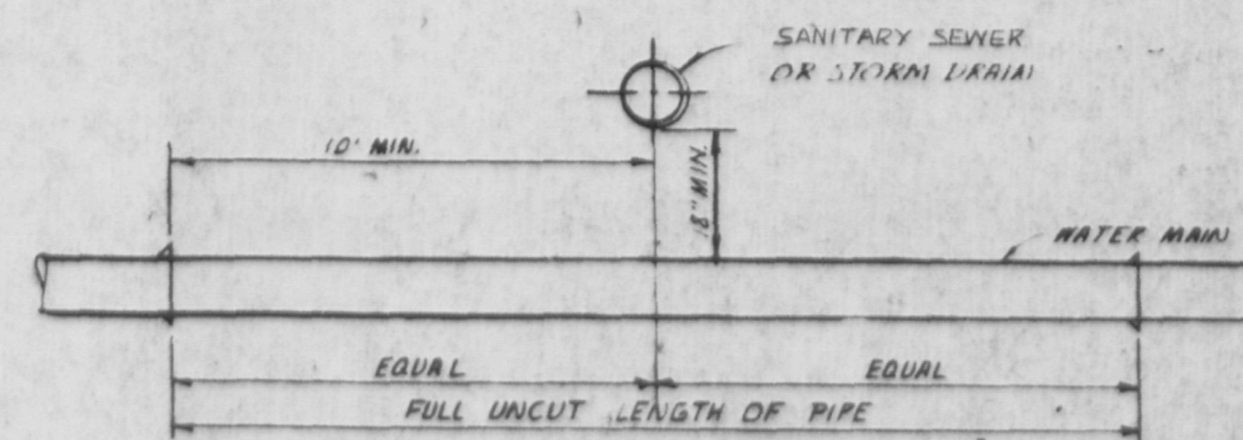
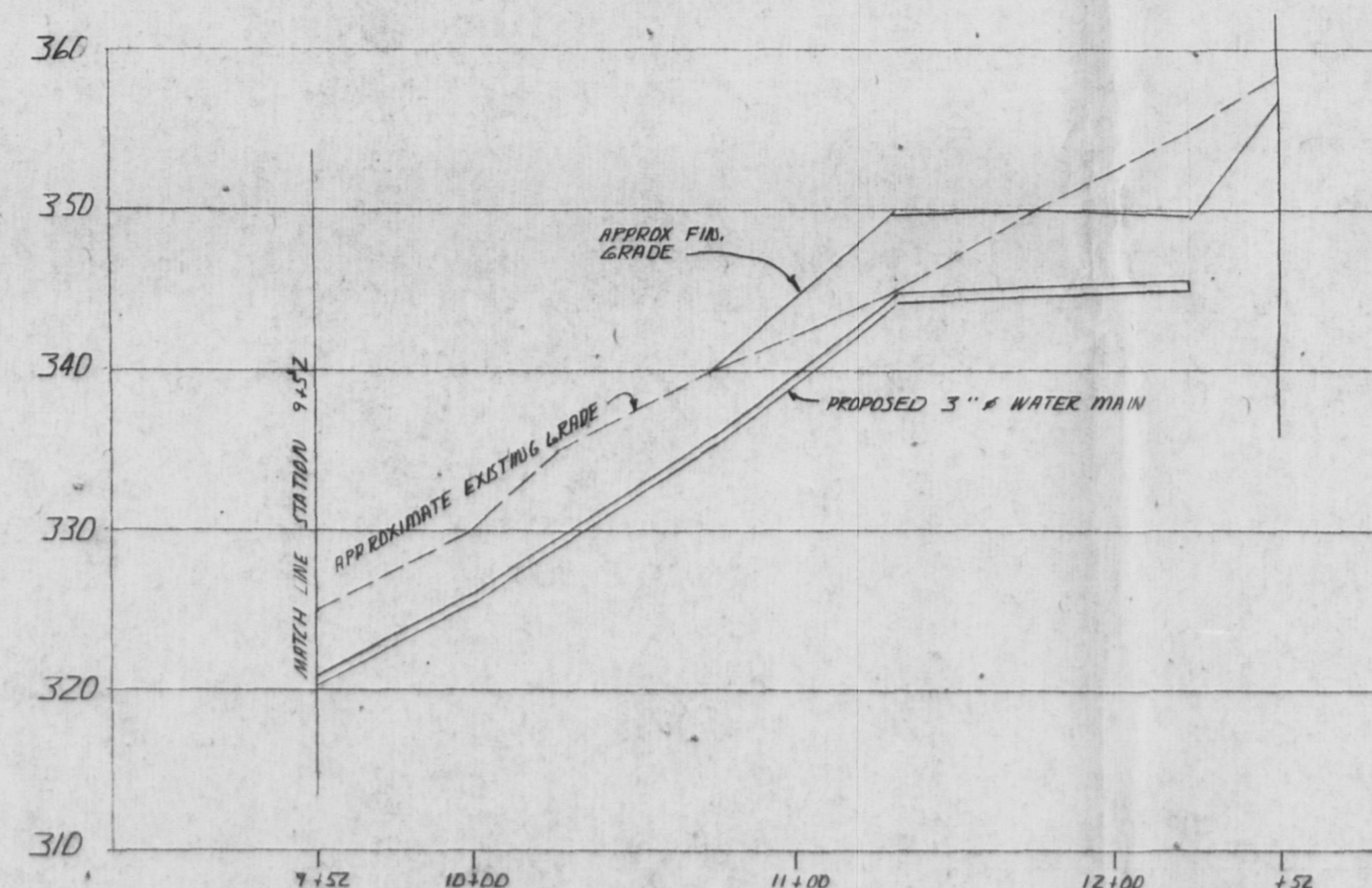
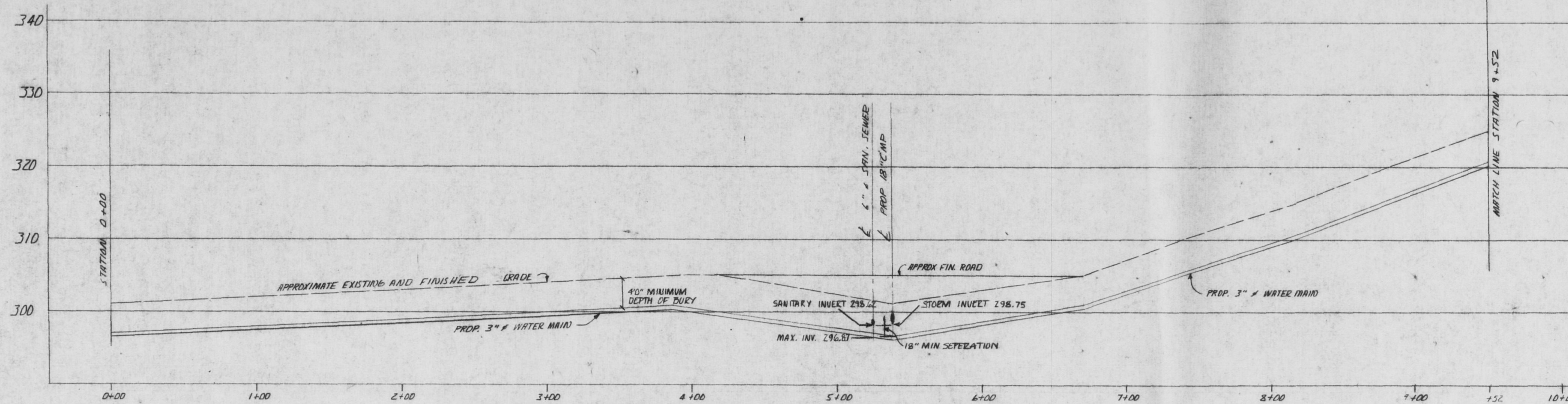
SECTION



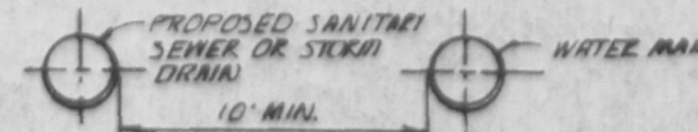
ELEVATION

PLAN

TYPICAL WATER SERVICE DETAILS
SCALE: NONE



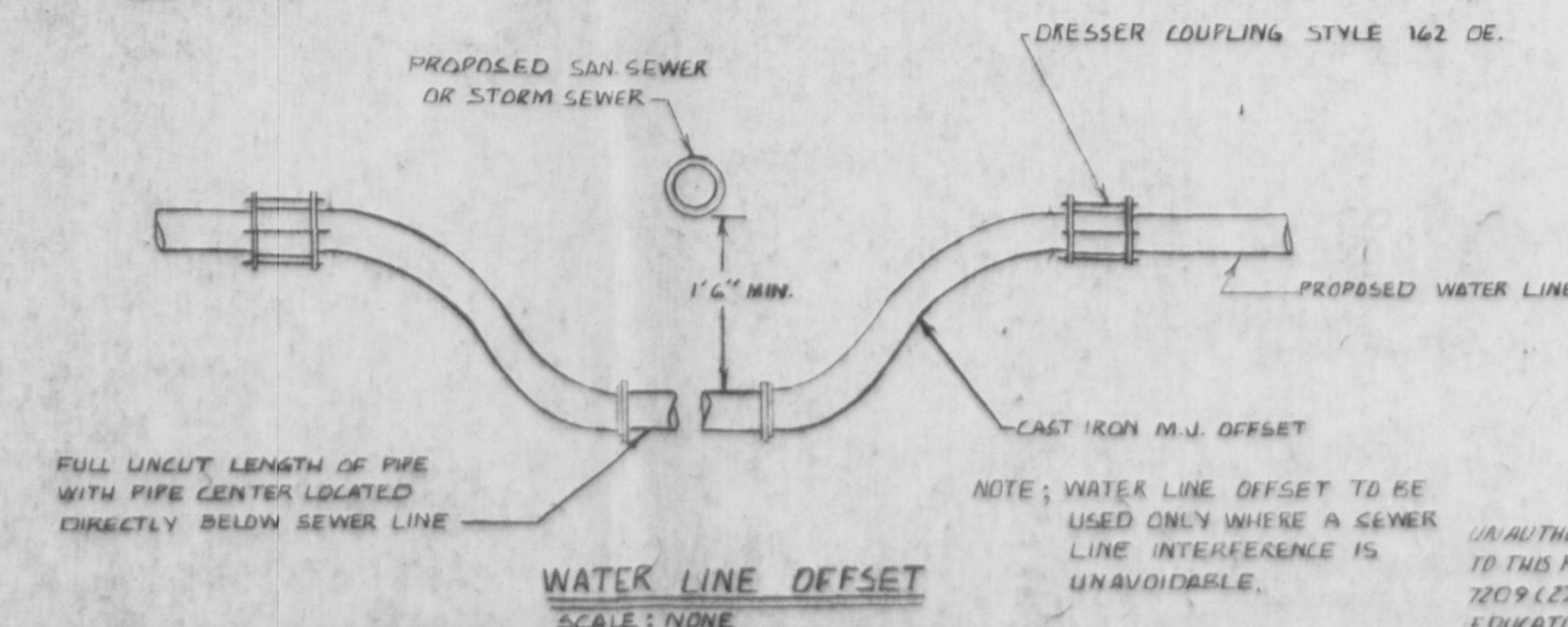
VERTICAL SEPARATION



HORIZONTAL SEPARATION

SANITARY/STORM SEWER - WATER MAIN SEPARATION DETAIL
SCALE: NONE
NOTE: APPLIES TO WATER SERVICES ALSO

WATER MAIN PROFILE
SCALE: HORI. 1" = 50' VERT. 1" = 10'

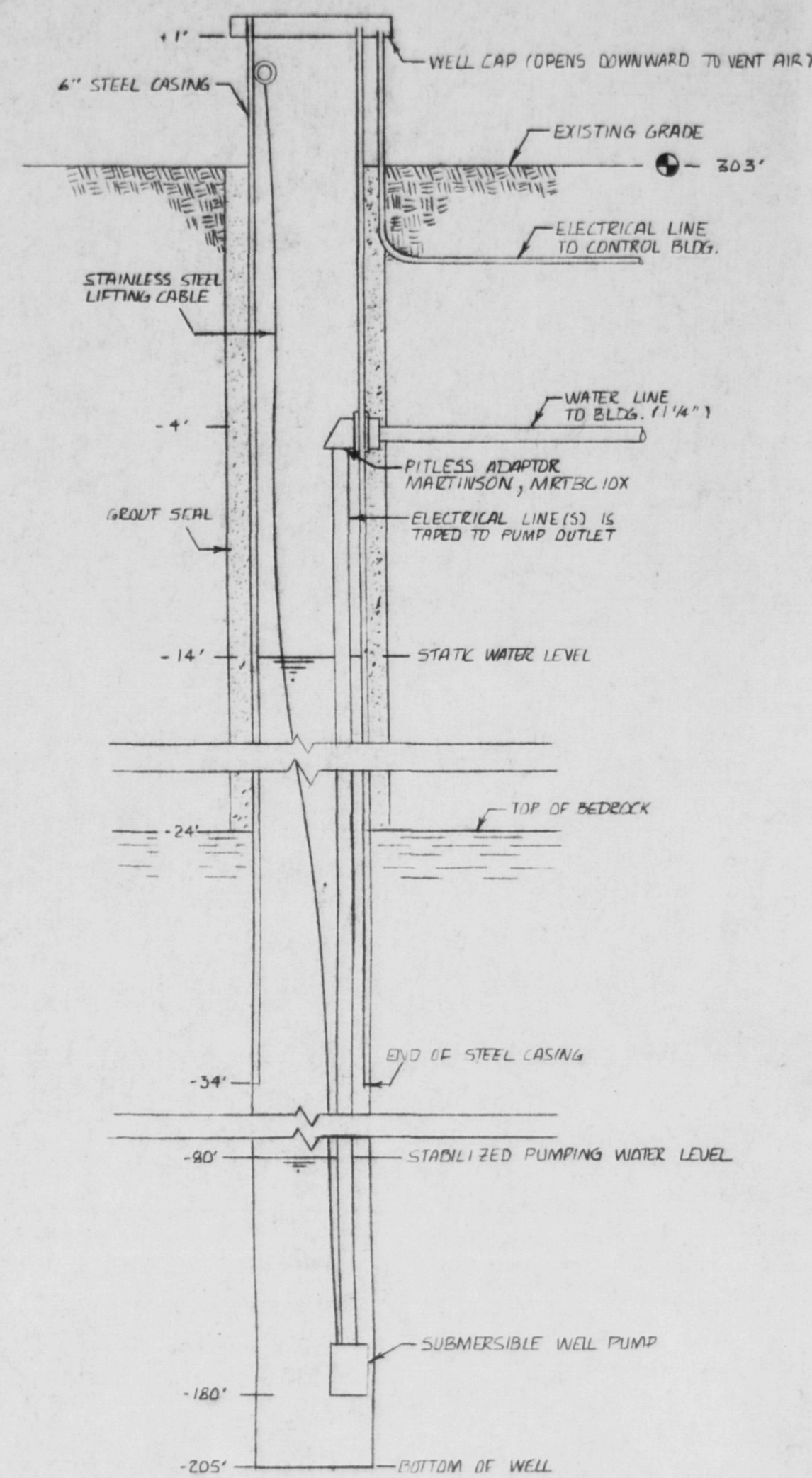


NOTE: WATER LINE OFFSET TO BE USED ONLY WHERE A SEWER LINE INTERFERENCE IS UNAVOIDABLE.

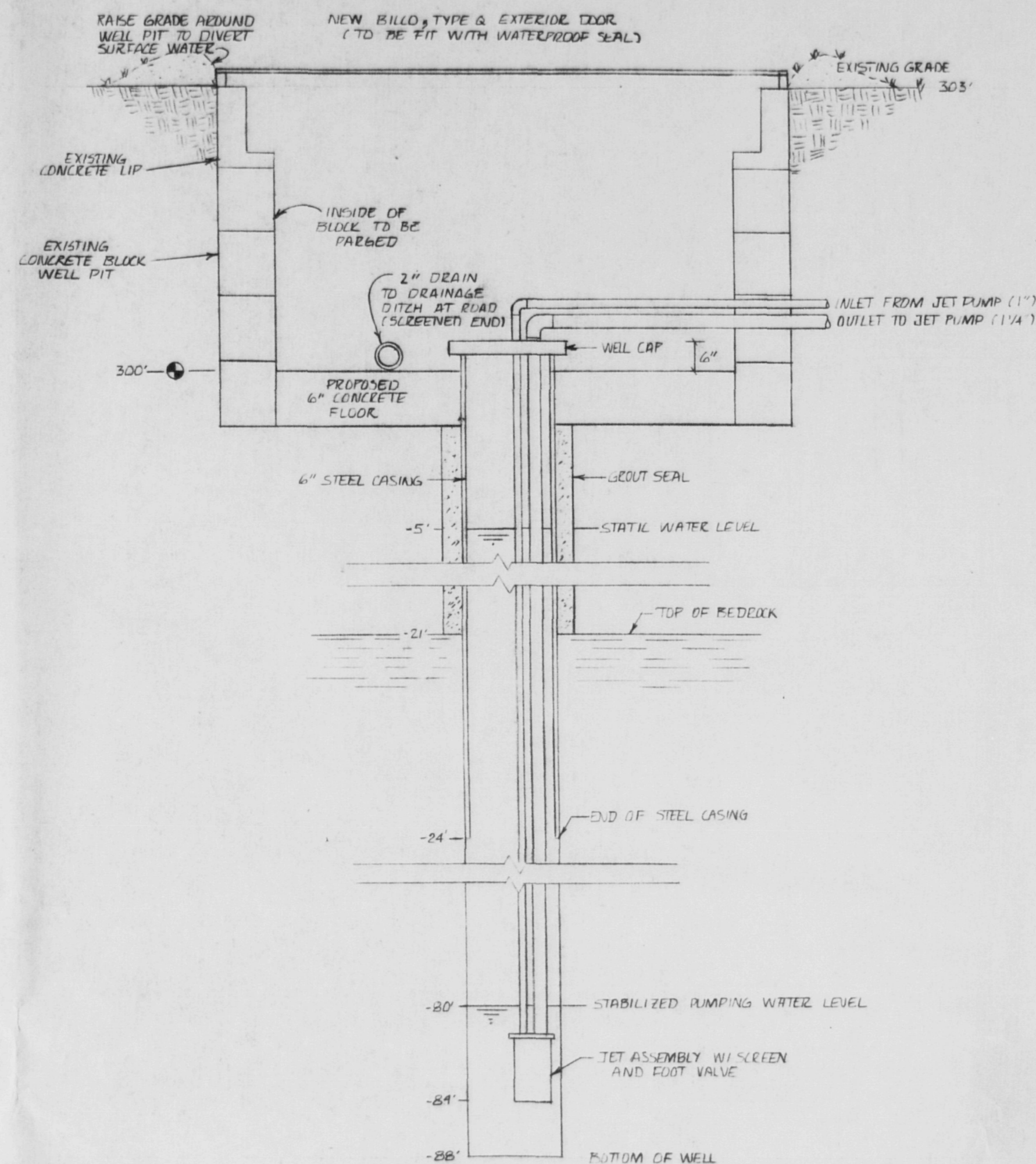
UNAUTHORIZED ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.

McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassaick Ave. (Rte 9-W) New Windsor, New York 9 High Street Port Jervis, New York				HUSTED-TOWNSEND MOBILE HOME PARK EXPANSION TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Revision	Date	Description	Drawn	Checked	Scale
1	2/23/83	UPDATE FOR CDDH SUBMITTAL	RLK	RLK	Scale as shown
2	10/06/83	UPDATE FOR CDDH SUBMITTAL			
3	8/25/83	UPDATE FOR CDDH SUBMITTAL			
Date 11 JULY 82 Job No. 12,720-82			WATER SUPPLY SYSTEM CONSTRUCTION DETAILS		

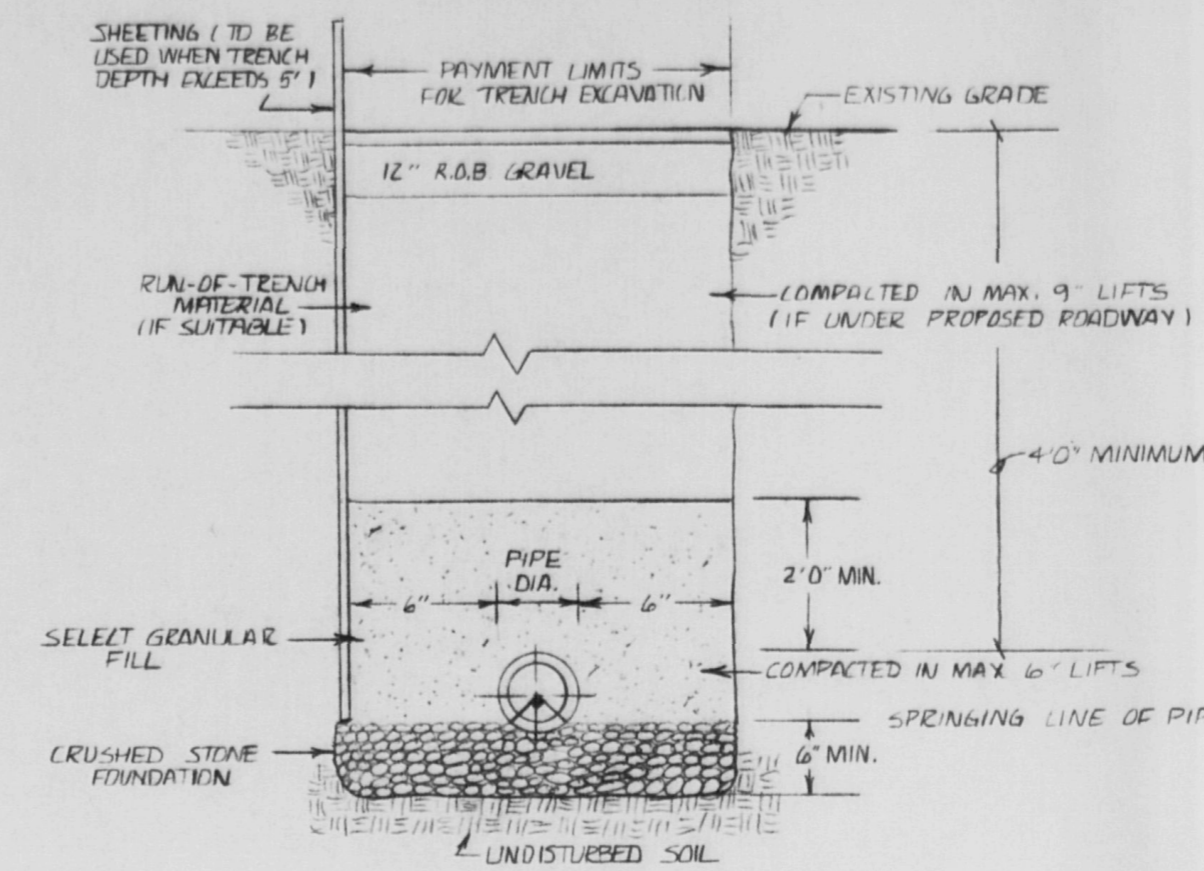




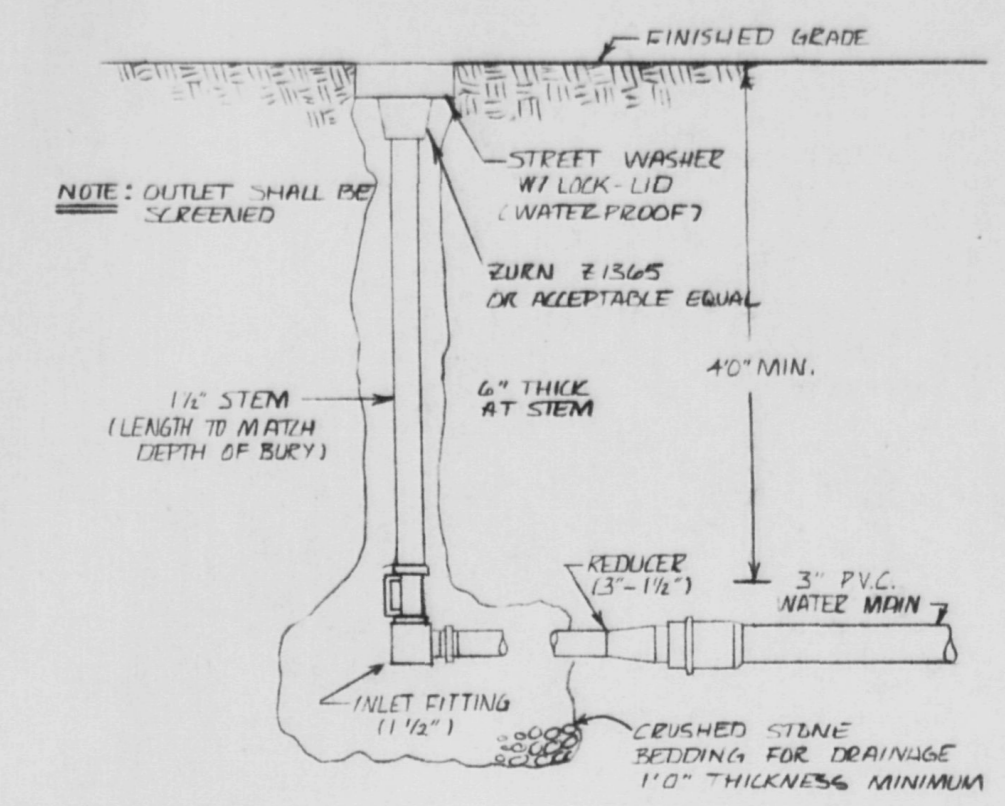
WELL #1
USE: PRIMARY
YIELD: 17 GPM



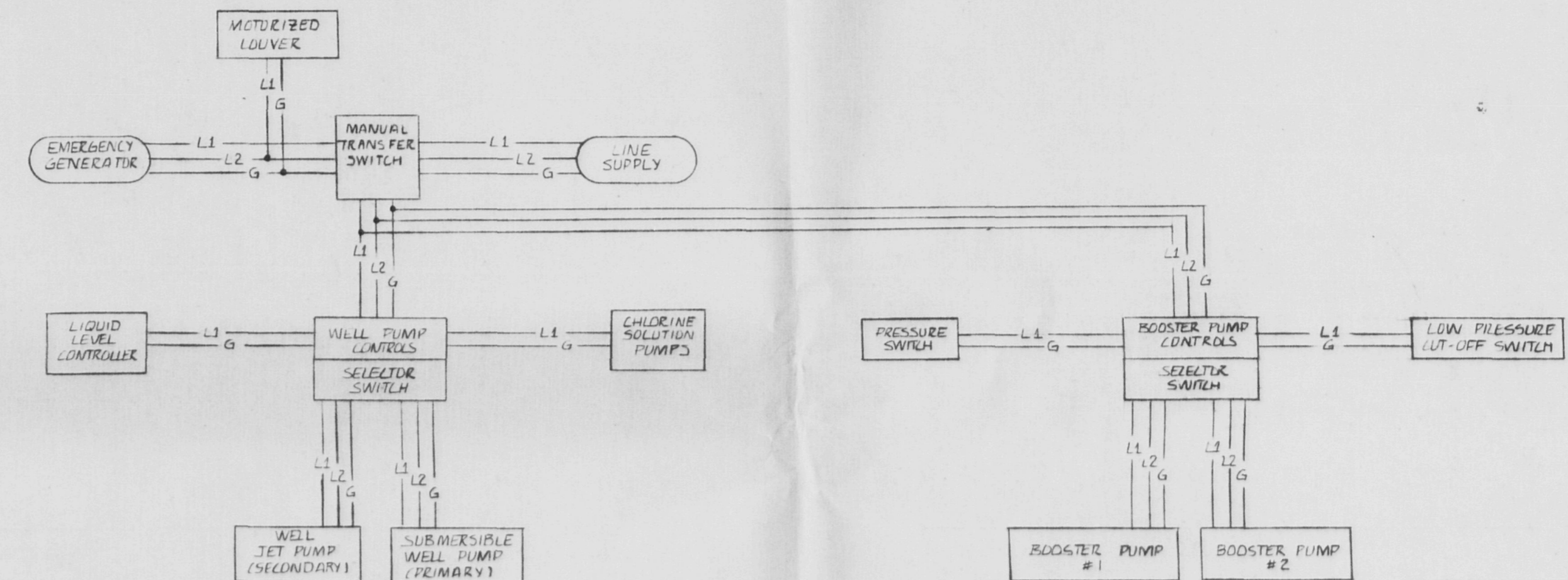
WELL #2
USE: SECONDARY
YIELD: 3 GPM



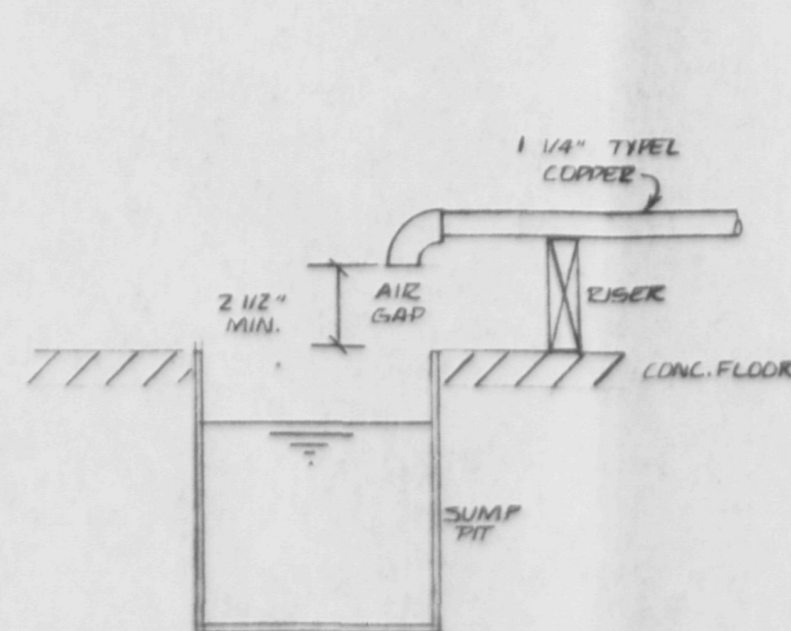
TRENCH DETAIL
NO SCALE



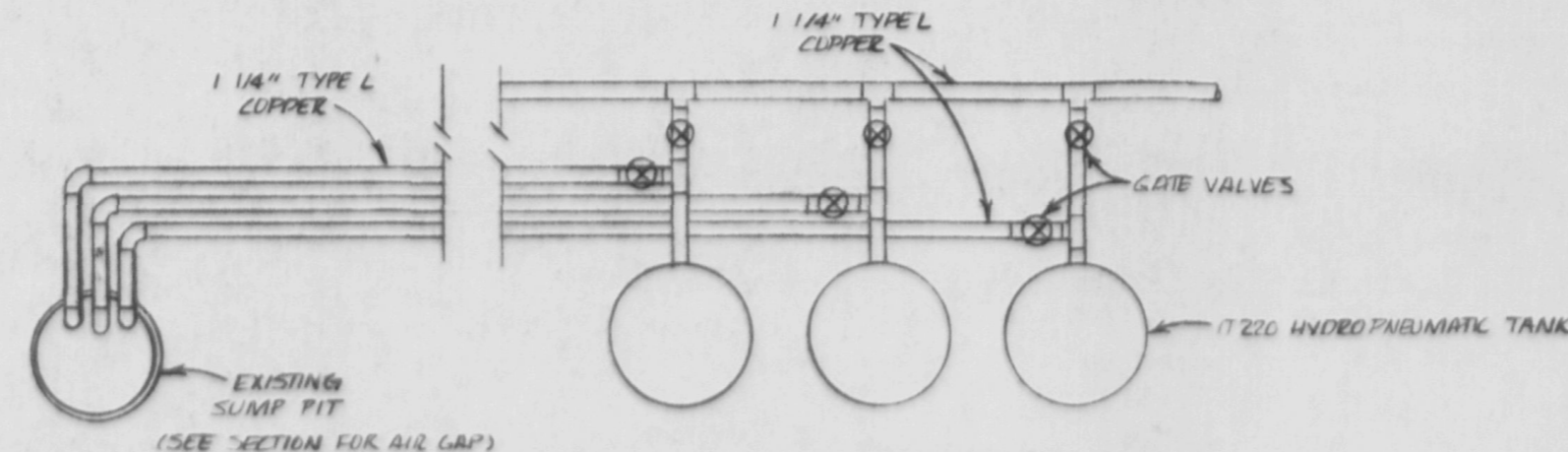
STREET WASHER DETAIL
NO SCALE



ELECTRICAL SCHEMATIC



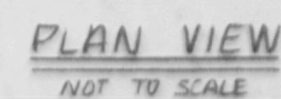
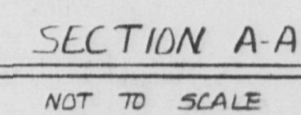
AIR GAP DETAIL



HYDROPNEUMATIC TANK DRAIN DETAIL



MCGOEY, HAUSER & GREVAS CONSULTING ENGINEERS				HUSTED-TOWNSEND MOBILE HOME PARK EXPANSION	
45 Quassaick Ave. (Rte. 9-W) 9 High Street				TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK	
New Windsor, New York Port Jervis, New York				WATER SUPPLY SYSTEM DETAILS	
Revision	Date	Description	Drawn	Checked	Sheet
1	27 JUNE 83	UPDATE FOR CDDH SUBMITTAL	RLR	WJH	3
2	10 AUG 83	UPDATE FOR CDDH SUBMITTAL	Scale As Shown		
3	8 SEPT 83	UPDATE FOR CDDH SUBMITTAL	Date 15 June 83		
Job No 0320-80				of 4	



1. ALL UNDERGROUND PIPING IS 1 1/4" TYPE K COPPER
UNLESS OTHERWISE SHOWN.
2. ALL ABOVE GRADE PIPING IS 1 1/4" TYPE L COPPER
UNLESS OTHERWISE SHOWN.
3. DELETED
4. THE UNIT HEATER IN THE GARAGE ADDITION SHALL BE
THERMOSTATICALLY CONTROLLED TO INSURE MAINTENANCE
OF ABOVE FREEZING TEMPERATURES.
5. GARAGE ADDITION SHALL BE LOCKED SECURELY.
6. FLEXIBLE CONNECTIONS SHALL BE MADE WHERE WATERLINE
PASSES THROUGH FOUNDATION WALLS, FLOORS AND AT
THE STORAGE TANK CONNECTIONS.
7. UNIONS SHALL BE USED AT CONNECTIONS TO TANKS, PUMPS,
SWITCHES, METERS, AND GAUGES.
8. EXISTING BASEMENT CONTAINS FOUR LIGHTS, EVENLY SPACED.

NOTE: WATER SOFTENER TO
BE DISCONNECTED

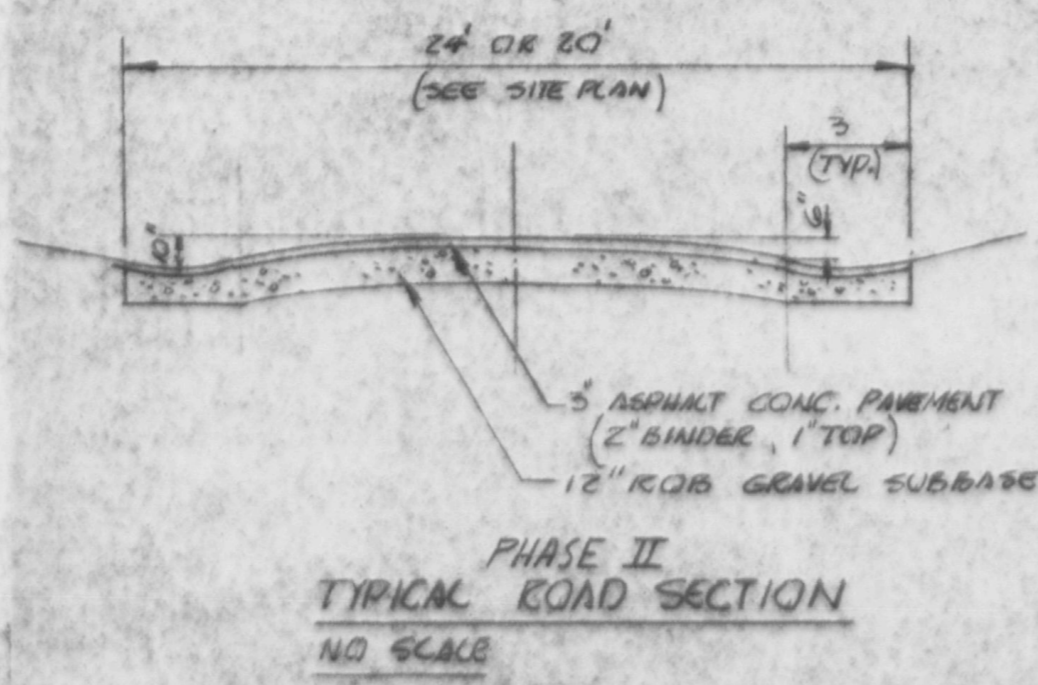
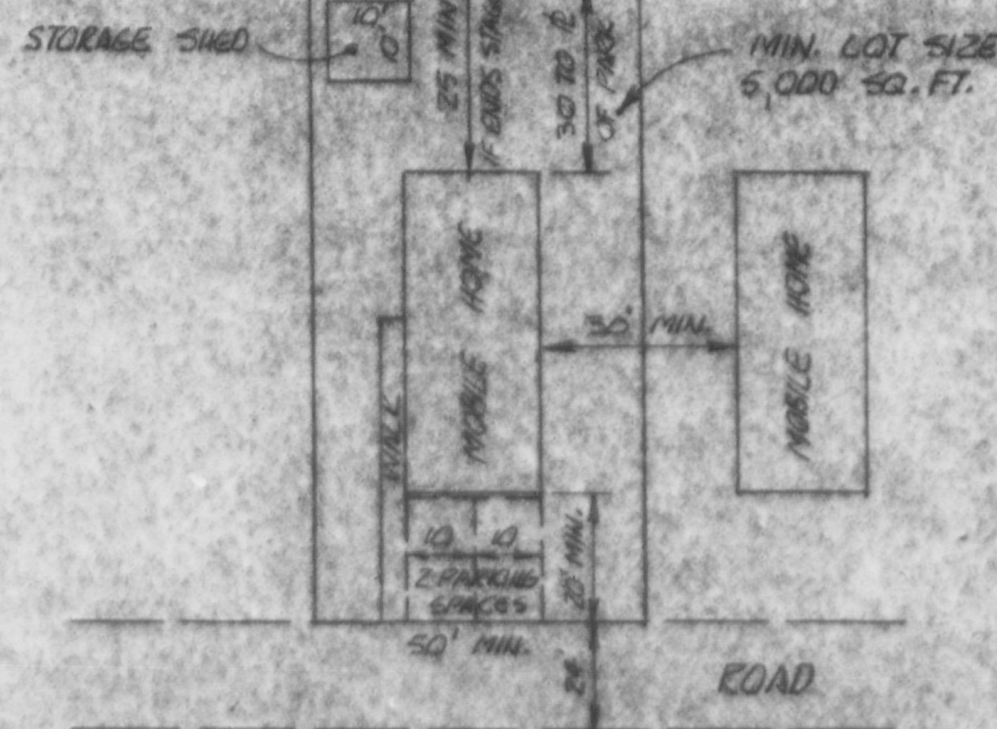
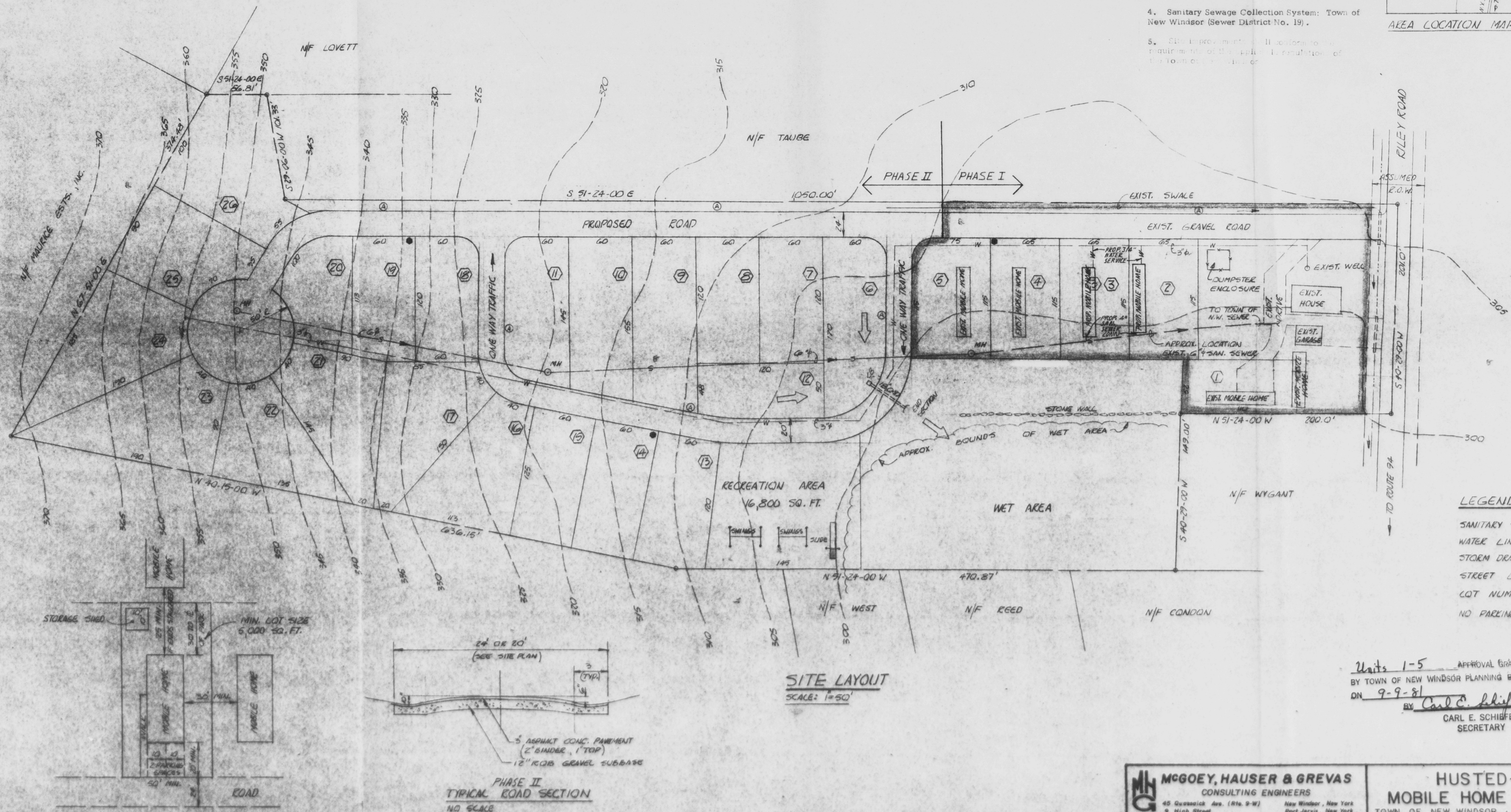


Revision	Date	Description
1	27 JUNE 83	UPDATE FOR OGDH SUBMITTAL
2	10 AUG 83	UPDATE FOR OGDH SUBMITTAL
3	05 SEP 83	UPDATE FOR OGDH SUBMITTAL

WATER SUPPLY SYSTEM DETAILS

Sheet: 4

Of 4



NOTES

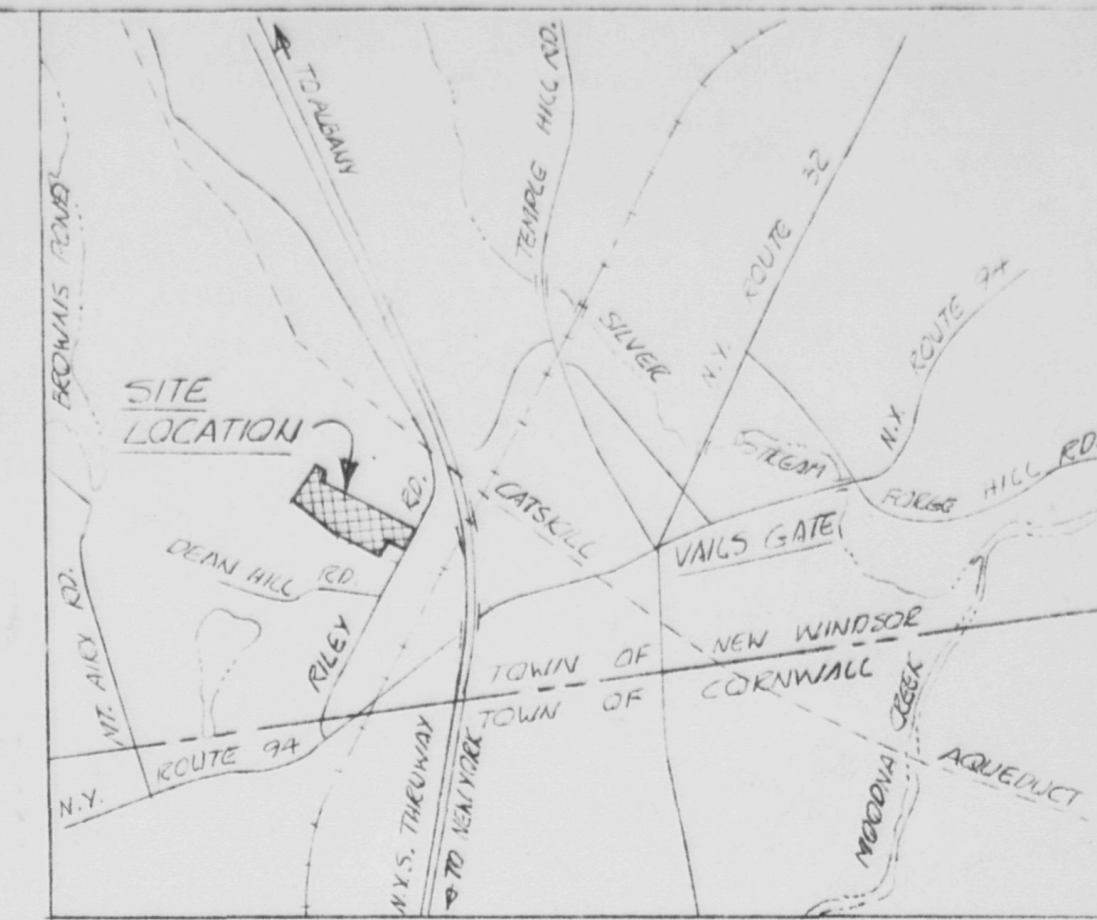
Property Data

1. Property Zone: R4A
2. Being a portion of lands shown on the New Windsor Tax Maps as Section 65, Block 1, Lot 47.

3. Area of proposed mobile home park site:
8.763 Acres

Design Data

1. All mobile home lots meet or exceed the Town of Windsor requirement of 5,000 s.f.
2. Mobile home stands will consist of full size concrete slabs, 4" thick, with tie downs in the positions recommended by the mobile home manufacturer.
3. Water supply: Private
4. Sanitary Sewage Collection System: Town of Windsor (Sewer District No. 19).
5. Site improvements shall conform to the requirements of the applicable regulations of the Town of Windsor.



AREA LOCATION MAP

SCALE: 1" = 2,000'

LEGEND

SANITARY SEWER

WATER LINE

STORM DRAINAGE FLOW


STREET LIGHTS

LOT NUMBER

NO PARKING SIGNAL

Units 1-5 APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 9-9-81
BY Carl E. Schieffer
CARL E. SCHIEFFER
SECRETARY



	MCGOEY, HAUSER & GREVAS	
	CONSULTING ENGINEERS	
45 Quessick Ave. (Rte. 9-W)	New Windsor , New York	
9 High Street	Port Jarvis , New York	
Revision	Date	Description

HUSTED-TOWNSEND
MOBILE HOME PARK EXPANSION
TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

SITE LAYOUT PLAN

PHASE I

Sheet